Planning Commission

Wednesday, August 19, 2026 | Regular Meeting at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

Live Stream available on Town website

Agenda

This agenda is subject to revision 24 hours prior to commencement of the meeting.
The Commission welcomes public comment on Town-related matters. Speakers must sign in, be recognized by the Chair, and state their name and address for the record. Comments are limited to three (3) minutes per speaker, per topic, and must be directed to the Commission as a whole. The Commission will listen but will not respond or take action during public comment. Written comments (one page maximum) may be submitted to Info@Palmer-Lake.org at least 24 hours before the meeting. Civility is expected. For disability accommodation, contact the Town at 719-481-2953 at least 48 hours before the meeting.

Call to Order

Roll Call

Pledge of Allegiance

Approval of Minutes

1. Minutes from July 15, 2026

Business Items

2. Discussion, Recommendation, and Possible Action Regarding Amendments to Chapter 8 of The Town of Palmer Lake Municipal Code Concerning Bear-Resistant Trash Containers

Public Comment

This time is reserved for the public to speak to items not on the agenda. Individuals must state name and limit comments to (3) minutes unless extended.

Next Meeting and Future Items

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the

Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

Planning Commission

Wednesday, July 15, 2026

Regular Meeting at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

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Minutes

Call to Order and Roll Call

Meeting Called to Order at 5:01PM.

Present: Commission Chair Charlie Ihlenfeld, Commissioner Bill Fisher, Commissioner Kent Hutson, Commissioner Katherine Pietsch, Commissioner Matt Stephen
Absent: Commissioner Katherine Keeley, Commissioner Richard Kuehster

Pledge of Allegiance

Approval of Minutes

1. Meeting Minutes from June 17, 2026, Regular Meeting

Kent Hutson moved to approve the June 17, 2026 minutes. Katherine Pietsch seconded.
Voting Yes: Charlie Ihlenfeld, Bill Fisher, Kent Hutson, Katherine Pietsch, Matt Stephen
Voting No: None
Abstaining: None

Motion Passed (5 - 0)

Business Items

2. Discussion and Possible Action Regarding the 707 County Line Road Sign Application

The Commission reviewed a sign application for Select Tech Services at 707 County Line Road, presented by Interim Director Jesse Pierce on behalf of the Department of Defense contractor.

Charlie Ihlenfeld moved to approve the sign application. Katherine Pietsch seconded.
Voting Yes: Charlie Ihlenfeld, Bill Fisher, Kent Hutson, Katherine Pietsch, Matt Stephen
Voting No: None
Abstaining: None

Motion Passed (5 - 0)

3. Discussion Regarding Scheduling a Planning Commission Workshop for Member Orientation and Review of Goals, Objectives, Roles, and Responsibilities

The Planning Commission discussed scheduling an orientation and land-use process workshop for late August.

4. Discussion and Possible Action Regarding Bob's Rules of Order

The Planning Commission discussed considering Bob's Rules of Order to streamline meetings and better understand Planning Commission procedures.

5. Discussion and Possible Action Regarding Bear-Resistant Trash Container Requirements for Short-Term Rental (STR) Properties

The Planning Commission evaluated updating town code regarding trash management and bear-resistant container requirements, with discussion focusing on recurring bear activity caused by unmanaged waste at habitual short-term rental (STR) properties, commercial dumpsters, and early residential placement. To address compliance, members considered town-wide mandates versus a phased implementation targeting STRs and businesses, with staff directing residents to report documented violations via email and planning to consult waste haulers, neighboring municipalities, and town legal counsel to refine enforcement mechanisms.

6. Discussion and Possible Action Regarding Public vs. Private Road Identification

An agenda item regarding public versus private road identification was corrected as a documentation error and reallocated to an upcoming discussion on new commissioner roles. Commissioners reviewed CML training materials on quasi-judicial land-use processes and emphasized the core principle that appointed and elected officials represent the town in their official capacity. They discussed continuing this conversation in more depth and the upcoming workshop/training.

7. Discussion and Possible Action Regarding Data Center Regulations

The Planning Commission discussed updating the land use code to proactively regulate data centers, which are not currently defined as an allowed use in any town district. Members highlighted concerns regarding utility and water impacts from potential data centers, emphasizing the need for legal review to establish proper zoning, residential buffers, and required impact studies.

Matt Stephen moved to recommend that the Board of Trustees put a moratorium in place on data centers until such time land use code is defined permitting them. Bill Fisher seconded.
Voting Yes: Charlie Ihlenfeld, Bill Fisher, Kent Hutson, Katherine Pietsch, Matt Stephen
Voting No: None
Abstaining: None

Motion Passed (5 - 0)

8. Discussion and Review Regarding the Town of Palmer Lake Sign Ordinance

The Planning Commission reviewed local sign ordinance enforcement, noting increased voluntary compliance among businesses following educational outreach on unpermitted banners and illuminated signage. Additionally, staff presented CDOT policy reminding the public that all commercial and political signs are strictly prohibited within the Highway 105 right-of-way under federal and state regulations.

Public Comment for Items Not on the Agenda

No Public Comment received.

Next Meeting and Future Items

Adjourn

Kent Hutson moved to Adjourn. Matt Stephen seconded.
Voting Yes: Charlie Ihlenfeld, Bill Fisher, Kent Hutson, Katherine Pietsch, Matt Stephen
Voting No: None
Abstaining: None

Motion Passed (5 - 0)
Meeting Adjourned at 6:28PM.