



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
January 7, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Vice-Chair Ed Seymour. Present were Commissioners LisaMarie Pinder, Brandon Burke, Don Bosch, Alex Sparks, and Dave Hull. Absent was Chair Amy Gekas. A quorum was declared. Also in attendance were Community Development Director Devan Aziz and Special Events Coordinator Rebecca Loucks.

AGENDA ADOPTION

Motion #1 by Commissioner Hull, seconded by Commissioner Burke, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Burke, seconded by Commissioner Bosh, to approve the minutes of the Palisade Planning Commission from November 19, 2024, and December 3, 2024.

A voice vote was requested.

Motion carried unanimously.

PUBLIC HEARING I

Proposed Amendment to Conditional Use Permit to Allow a Pole Sign-Happy Camper

Vice-Chair Seymour opened the hearing at 6:03 pm.

Community Development Director Aziz gave a brief presentation, including the findings of fact, to discuss a proposed amendment to a conditional use permit to allow a pole sign for Happy Camper Cannabis Company on the I-70 Corridor located at 420 Wine Valley Road, Palisade, CO 81526.

Applicant Colleen Scanlon gave a presentation regarding why the proposed amendment was necessary for a pole sign to be placed along the I-70 Corridor for Happy Camper Cannabis Company located at 420 Wine Valley Road. Ty Johnson, owner of Mesa Planning & Design, followed with a presentation regarding the placement and design of the proposed sign.

Vice-Chair Seymore opened the hearing to public comments.

Matt Payne, Laurie Ehrich, and Bob Clements of Palisade, CO, expressed concerns about light pollution. Jessica Burford, CEO of the Palisade Chamber of Commerce, expressed support for the pole sign.

Vice-Chair Seymore opened the hearing to Commission discussion.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- Understanding the need for advertising
- The impact the pole sign will have on the surrounding residents and businesses
- Concerns due to not having actual design plans to view for the presentation
- Proper permitting from Mesa County and the Town of Palisade

Applicant Colleen Scanlon closed by giving a verbal presentation on thoughts of the actual design and the guarantee the sign will be properly permitted with the Town of Palisade and Mesa County and thanking the Planning Commission for allowing her to present.

Motion #3 by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval of the proposed amendment to the conditional use permit to allow Happy Camper Cannabis Company a pole sign located at 420 Wine Valley Road.

A roll call vote was requested.

Yes: Commissioner Bosh, Commissioner Hull, Vice-Chair Seymour, Commissioner Burke, Commissioner Sparks, Commissioner Pinder

No:

Absent: Chair Gekas

Motion carried.

Vice-Chair Seymour closed the hearing at 6:32 pm.

PUBLIC HEARING II

Variance for Pole Sign Height-Happy Camper

Vice-Chair Seymour opened the hearing at 6:32 pm

Community Development Director Aziz gave a brief presentation, including findings of fact, to discuss a proposed variance to allow a 40-foot pole sign for the Happy Camper Cannabis Company, located at 420 Wine Valley Road, Palisade, CO 81526.

Applicant Colleen Scanlon gave a presentation regarding why the proposed height variance is needed along the I-70 Corridor, along with details regarding the design of the sign. Ty Johnson, Owner of Mesa Planning & Design, followed with a presentation regarding why their proposal meets all criteria for the height variance. Colleen Scanlon closed with a presentation on how the Happy Camper Cannabis Company can attract new customers with the elevated 40-foot sign.

Vice-Chair Seymore opened the hearing to public comments.

Matt Payne expressed concerns about the light and the effects it would have on agriculture.

Vice-Chair Seymore opened the hearing to Commission discussion.

Members of the Commission and Community Development Director Aziz discussed the following items and concerns:

- Appreciation of the applicant for clarifying the sign's designs to only being visible from the I-70 Corridor
- Clarification on the elevation of the sign
- Appreciation of Community Development Director Aziz and the applicant for giving a detailed presentation

No closing remarks from the applicant.

Motion #4 by Commissioner Bosh, seconded by Commissioner Hull, to forward a recommendation to the Board of Trustees to approve the variance request by Happy Camper Camper Cannabis Company for a 40-foot pole sign at 420 Wine Valley Road, finding that the application meets the criteria for variance approval under Section 4.12.F of the Land Development Code.

A roll call vote was requested.

Yes: Commissioner Hull, Vice-Chair Seymour, Commissioner Burke, Commissioner Sparks, Commissioner Pinder, Commissioner Bosh

No:

Absent: Chair Gekas

Motion carried.

Vice-Chair Seymour closed the hearing at 7:03 pm.

CONTINUED BUSINESS

Review of Ordinance 2025-XX

Community Development Director Aziz gave a brief presentation and led Commission discussion on further edits that have been made to the draft ordinance amending section 7.05 of the Palisade Land Development Code concerning specific accessory use and structure standards.

The consensus of the Commission is for staff to create further edits and schedule a public hearing for amending section 7.05 of the Palisade Land Development Code concerning specific accessory use and structure standards.

Review of Lot Requirements

Community Development Director Aziz gave a brief presentation and led Commission discussion on the current form of regulating lot sizes and potential alternatives.

The consensus of the Commission is to make further changes regarding setbacks and formal amendments to the Land Development Code, adjusting minimum lot sizes as recommended.

NEW BUSINESS

Municipal Trash Receptacles

Community Development Director Aziz gave a brief presentation and led Commission discussion on possible new trash receptacles to be placed in the downtown area and Riverbend Park with a budget for 25-30 units.

The consensus of the Commission is for staff to ensure trash receptacles are what works best for the Parks Department, with recommendations for high-visibility trash receptacles in Riverbend Park.

PUBLIC COMMENT

Bill McDonald, Palisade, CO, Christine McDonald, Palisade, CO, and Sarah Ownes, Palisade, CO, all expressed concerns about short-term rentals.

Matt Payne, Palisade, CO, voiced concerns about the negative effects of ambient lighting on agriculture, as well as the lack of affordable housing in Palisade.

ADJOURNMENT

Motion #5 by Commissioner Burke, seconded by Commissioner Bosh, to adjourn the meeting at 7:57 pm.

A voice vote was requested.
Motion carried unanimously.

X Kelil Frasier
Keli Frasier, CMC
Town Clerk

X Amy Gekas
Amy Gekas
Planning Commission Chair

