



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
February 18, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Vice-Chair Ed Seymour, Commissioners LisaMarie Pinder, Don Bosch, David Hull, Alex Sparks, and Brandon Burke. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Commissioner Hull, seconded by Commissioner Bosch, 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 Bosch, to approve the minutes of January 21, 2025, and February 4, 2025 as presented.

A voice vote was requested.

Motion carried unanimously.

TOWN MANAGER REPORT

Town Manager Janet Hawkinson reviewed the current and ongoing projects led by the Town of Palisade.

PUBLIC HEARING I

Variance for Accessory Structure (Garage) Height at 398 West First Street

Chair Gekas opened the hearing at 6:12 pm

Community Development Director Aziz gave a brief presentation about the variance request and modifications that have been made to the application since the last time it was in front of the Commission.

Applicant Tony Ware gave a presentation about why the proposed height variance is needed in order to match the existing historic home.

Chair Gekas opened the hearing to public comment.

Mark Authier, Palisade, CO, Matt Payne, Palisade, CO, and Tammy Craig, Palisade, CO; spoke in support of the application and asked the Commission to approve the request.

The applicant closed by stating how important it is to him to match the proposed structure to the existing home due to the historic integrity of the property.

Motion #3 by Commissioner Bosch, seconded by Commissioner Hull, to forward a recommendation of denial of the variance request for accessory Structure (Garage) Height at 398 West First Street.

A roll call vote was requested.

Yes: Commissioner Bosch, Commissioner Hull, Commissioner Burke, Commissioner Sparks

No: Vice-Chair Seymour, Chair Gekas, Commissioner Pinder

Absent:

Motion carried.

Chair Gekas closed the hearing at 7:12 pm.

CONTINUED BUSINESS

Minimum Residential Lot Sizes – Section 5.03

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding draft regulations for minimum lot sizes in residential districts.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; urged the Commission to align the Land Development Code with the Comprehensive Plan (Palisade Game Plan).

The consensus of the Commission is to remove density from single-family and multi-family zoning districts and to entertain allowing single-family zones to split into a duplexes.

PUBLIC COMMENT

Matt Payne, Palisade, CO, encouraged the Commission to consider what other Municipalities have found successful in regard to the topics under discussion for the Land Development Code.

ADJOURNMENT

Motion #4 by Commissioner Bosch, seconded by Vice-Chair Seymour, to adjourn the meeting at 7:40 pm.

A voice vote was requested.

Motion carried unanimously.

X Keli Frasier
Keli Frasier, CMC
Town Clerk

X Amy Gekas
Amy Gekas
Planning Commission Chair

