



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
March 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 Commissioners LisaMarie Pinder, David Hull, Alex Sparks, and Brandon Burke. Absent were Vice-Chair Ed Seymour, and Commissioner Don Bosach. 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 Burke, seconded by Commissioner Pinder, 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 February 18, 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

Ordinance 2025-01 Amending Section 7.05 of the Palisade Land Development Code

Chair Gekas opened the hearing at 6:08 pm

Community Development Director Aziz gave a brief presentation about the proposed text amendments.

Chair Gekas opened the hearing to public comment.

Matt Payne, Palisade, CO, encouraged the Commission to consider the challenges elderly citizens may face when going through the home occupation process and to limit encroachment for thoroughfares.

Commissioners had a brief discussion about the lengthy process and numerous meetings & work sessions it took to get the amendments completed.

Motion #3 by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval Ordinance 2025-01 amending Section 7.05 of the Palisade Land Development Code concerning Accessory Structures & Uses to the Board of Trustees.

A roll call vote was requested.

Yes: Commissioner Hull, Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder

No:

Absent: Commissioner Bosch, Vice-Chair Seymour

Motion carried.

Reasons for vote:

Commissioner Hull: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Commissioner Burke: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Commissioner Sparks: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Chair Gekas: The proposed text is found to be consistent with the Town's adopted comprehensive plan.

Commissioner Pinder: The proposed text is found to be consistent with the Town's adopted comprehensive plan, and the proposed text amendment revises the LDC to comply with state or federal statutes or case law.

Chair Gekas closed the hearing at 6:21 pm.

PUBLIC HEARING II

Ordinance 25-02 Amending Section 7.01 of the Palisade Land Development Code

Chair Gekas opened the hearing at 6:21 pm

Community Development Director Aziz gave a brief presentation about the proposed text amendments.

Chair Gekas opened the hearing to public comment.

JoAnn Rasmussen of Palisade, CO stated that the proposed Ordinance is in the best interest of the tourists and residents.

Thea Chase of Palisade, CO commented that she was a part of the Board that created the Short-Term Vacation Rental ordinance and was glad to see the Planning Commission making the regulations more modern.

Tammy Craig of Palisade, CO showed the Commission a picture of lights from a neighboring Short-Term Vacation Rental and asked that regulations regarding lighting be created and enforced.

Matt Payne, Palisade, CO commended the Board on a job well done and suggested an advertised park & ride for renters to help reduce traffic in Town.

Commissioners had a brief discussion about the lengthy process and numerous meetings & work sessions held it took to get the amendments completed.

Motion #4 by Commissioner Burke, seconded by Commissioner Sparks, to forward a recommendation of approval of Ordinance No. 2025-02 amending Section 7.01 of the Palisade Land Development Code concerning Short-Term Vacation Rentals (STVRs) to the Board of Trustees.

A roll call vote was requested.

Yes: Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Hull

No:

Absent: Commissioner Bosch, Vice-Chair Seymour

Motion carried.

Reasons for vote:

Commissioner Burke: The amendment is necessary because of changed or changing social values, new planning concepts and other social economic conditions in the area.

Commissioner Sparks: The amendment is necessary because of change or changing social values, new planning concepts or other social or economic conditions in the areas affected; and the amendment does not and must not adversely affect public health, safety, or general welfare.

Chair Gekas: The proposed text is found to be consistent with the Town's adopted comprehensive plan; and the amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected.

Commissioner Pinder: The proposed text is found to be consistent with the Town's adopted comprehensive plan; and the amendment is necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas affected.

Commissioner Hull: The proposed text is found to be consistent with the Town's adopted comprehensive plan, and "I would also add some of the verbiage from the presentation of preserving our neighborhood integrity in the agriculture environment of our Town."

Chair Gekas closed the hearing at 6:38 pm.

PUBLIC COMMENT

Matt Payne, Palisade, CO, thanked the Town for the Highway 6 project, suggested building multi-use programs to maximize funding, and appreciated the effort to maximize green efforts in Capital projects.

ADJOURNMENT

Motion #5 by Commissioner Burke, seconded by Commissioner Hull, to adjourn the meeting at 6:41 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC
Town Clerk

X

Amy Gekas
Planning Commission Chair

