



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
May 20, 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, Brett Zahrte, David Hull, Alex Sparks, and Brandon Burke. Absent was Vice-Chair Ed Seymour. 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 Pinder, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Hull, seconded by Commissioner Burke, to approve the minutes of March 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 6:09 pm.

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

Chair Gekas opened the hearing to public comment.

Tammy Craig, Palisade, CO, encouraged the Commission to pass the proposed Ordinance.

Commissioners asked for clarification on the changes and regulations for legal non-conforming setbacks for fences.

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 as written.

A roll call vote was requested.

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

No:

Absent: Vice-Chair Seymour

Motion carried.

Chair Gekas closed the hearing at 6:24 pm.

CONTINUED BUSINESS

Comprehensive Zoning Map and Use Table Review and Update

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding the current zoning map and use table to ensure alignment with the Town's comprehensive plan, address emerging land use needs, and improve clarity for residents and developers.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; encouraged the Commissioners to consider encouraging basements, low-level spaces, and underground parking lots to preserve the town's viewshed. Mr. Payne also suggested allowing the development of the front of single-family homes with zero setbacks against sidewalks, which would enable homes to accommodate larger families.

Lisa McNamara, Palisade, CO; requested the clarification of Mixed Use Zones and clearer definitions. Ms. McNamara also encouraged offering business development incentives to enhance the town core.

Tammy Craig, Palisade, CO, asked that the Mixed Use Zone remain in the code and observed that many properties in the area are under conservation easements and, therefore, undevelopable.

Direction from the Commission is to bring this item back as a work session with large printed maps and materials for comparison and review.

PUBLIC COMMENT

None were offered.

ADJOURNMENT

Motion #4 by Commissioner Burke, seconded by Commissioner Hull, to adjourn the meeting at 7:27 pm.

A voice vote was requested.

Motion carried unanimously.

X 
Keli Frasier, CMC
Town Clerk

X 
Amy Gekas
Planning Commission Chair

