



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
June 3, 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, Brandon Burke, and 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.

**OATH OF OFFICE**

Town Clerk Keli Frasier swore in all members of the Palisade Planning Commission.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Vice-Chair Seymour, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Pinder, seconded by Commissioner Sparks, to approve the minutes of May 20, 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.

**NEW BUSINESS**

**Appoint Chairperson**

Chair Gekas opened the meeting to nominations for Chairperson.

Commissioner Hull nominated Chair Gekas for Planning Commission Chairperson. Vice-Chair Seymour seconded the Nomination. Chair Gekas accepted the nomination. No other nominations were offered.

*Motion #3* by Vice-Chair Seymour, seconded by Commissioner Hull, to appoint Chair Gekas as Palisade Planning Commission Chairperson for a one-year term.

A roll call vote was requested.

**Yes:** Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Zahrte, Commissioner Hull, Vice-Chair Seymour

**No:**

**Absent:**

Motion carried.

**Appoint Vice-Chairperson**

Chair Gekas opened the meeting to nominations for Vice-Chairperson.

Commissioner Zahrte nominated Commissioner Burke for Planning Commission Vice-Chairperson. Vice-Chair Seymour seconded the Nomination. Commissioner Burke accepted the nomination. No other nominations were offered.

*Motion #4* by Vice-Chair Seymour, seconded by Commissioner Hull, to appoint Commissioner Burke as Palisade Planning Commission Vice-Chairperson for a one year term.

A roll call vote was requested.

**Yes:** Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Zahrte, Commissioner Hull, Vice-Chair Seymour, Commissioner Burke

**No:**

**Absent:**

Motion carried.

**CONTINUED BUSINESS****Final Review Draft Ordinance 2025-04**

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding proposed amendments to remove density caps (dwelling units per acre) in all residential zones except AFT and reduce minimum lot sizes across all residential use types in the AFT, SFR MFR, MU Districts while maintaining all existing setback requirements, height limitations, and impervious surface standards.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; encouraged allowing the development of the front of single-family homes with zero setbacks against sidewalks, which would enable homes to accommodate larger families.

Tammy Craig, Palisade, CO, requested clarification on minimum lot sizes.

*Direction from the Commission* is to modify the multi-family side-yard setback to 8ft, and move the Ordinance forward for a Public Hearing.

**Initial Review Draft Sign Regulations Section 10.10**

Community Development Director Aziz and consultant Ty Johnson gave a brief presentation and led Commission discussion regarding proposed amendments to the Palisade Land Development Code regarding signs.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; thanked the Commission for their efforts regarding dark sky regulations, and requested rules to require electronic signs be turned off at night.

Tammy Craig, Palisade, CO, requested clarification on real estate signage.

*Direction from the Commission* is to move the Ordinance forward for a Public Hearing.

**PUBLIC COMMENT**

Jasmine Cook of Palisade, CO, read and passed out a letter to the Commission regarding food truck regulations.

Matt Payne of Palisade, CO, reiterated his appreciation of dark sky considerations and requested that the Commission consider regulations for all lighting, not just signs.

**ADJOURNMENT**

*Motion #5* by Vice-Chair Burke, seconded by Chair Gekas, to adjourn the meeting at 7:14 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC  
Town Clerk

*Keli Frasier*

X

Amy Gekas  
Planning Commission Chair

*Amy Gekas*

