



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
October 21, 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, Alex Sparks, Ed Seymour, and Vice Chair Brandon Burke. Commissioner David Hull was absent. A quorum was declared. Also in attendance were Community Development Director Devan Aziz and Town Clerk Keli Frasier.

AGENDA ADOPTION

Motion #1 by Vice-Chair 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 Seymour, seconded by Vice-Chair Burke, to approve the minutes of August 5, 2025, as presented.

A voice vote was requested.
Motion carried unanimously.

PUBLIC HEARING I

LDC Text Amendment Residential District Standards Section 5.03

Chair Gekas opened the hearing at 6:03 pm.

Community Development Director Aziz reviewed the proposed changes to implement Comprehensive Plan Goal 2.1, "Balance growth with preserving the agricultural heritage to maintain a sense of community," while providing additional housing options and supporting economic vitality.

Chair Gekas opened the hearing to public comment.

Tammy Craig of Palisade, CO, requested clarification on the existing agriculture properties and announced that she thought the proposed changes were good.

Matt Payne of Palisade, CO stated that he supported where the proposed changes are heading, and encouraged the Commission to consider underground development to preserve the viewshed, and to continue to balance family values with thoroughfare for businesses.

Chair Gekas opened the hearing to Commission discussion.

The Planning Commission thanked the Community Development Director and staff for all of the hard work that went into the last nine months of workshops and discussions to get this Ordinance to its current state and ready to forward to the Board of Trustees.

Motion #3 by Vice-Chair Burke, seconded by Commissioner Seymour, to forward a recommendation of approval of Ordinance 2025-09 to the Board of Trustees.

A roll call vote was requested.

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

No:

Absent: Commissioner Hull

Motion carried.

Chair Gekas closed the public hearing at 6:19 pm.

CONTINUED BUSINESS

Non-Residential District Standards Section 5.04

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding proposed amendments to non-residential district standards.

Chair Gekas opened the item to public comment.

None were offered.

Members of the Commission and Community Development Director Aziz discussed the proposed amendments at length.

Direction from the Commission is to bring a draft Ordinance to the next meeting that consolidates Hospitality Retail and Commercial Business uses, keeping Commercial Business dimensional standards, and add specifications to the Agricultural Heritage Zone.

PUBLIC COMMENT

Tammy Craig of Palisade, CO, requested that the Commission always keep parking in mind when considering commercial development, and asked for sign code enforcement to be fair across the Board for all businesses in Town.

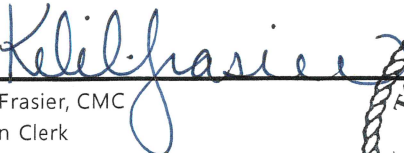
Matt Payne, Palisade, CO; commended the Town for maintaining Palisade's appearance, viewsheds, and agricultural character, its efforts to utilize smaller infill spaces, and suggested consideration of Blue Zone principles to promote community well-being.

ADJOURNMENT

Motion #4 by Commissioner Seymour, seconded by Vice-Chair Burke, to adjourn the meeting at 6:40 pm.

A voice vote was requested.

Motion carried unanimously.

X 
Keli Frasier, CMC
Town Clerk



X 
Amy Gekas
Planning Commission Chair