



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
December 2, 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 David Hull, LisaMarie Pinder, Alex Sparks, Ed Seymour, and Vice Chair 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 Vice-Chair Burke, 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 Seymour, to approve the minutes of October 21, 2025, as presented.

A voice vote was requested.

Motion carried unanimously.

TOWN REPORT

Town Manager Hawkinson gave a presentation on the Town budget, briefly discussed the potential and benefits of creating a Fire District, and asked the Commission if they would be interested in being involved in future discussions about the Veterans Memorial Community Center.

The consensus of the Palisade Planning Commission:

- **The Planning Commission expressed interest in being involved in future discussions.**
- **A work session was suggested to review all information, including asbestos and structural damage reports.**
- **Community engagement in a non-meeting setting was recommended to gather input.**
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Town Manager Hawkinson then reviewed ongoing Town projects.

Community Development Director Aziz shared preliminary results from the Peach Bowl Park improvement survey and concluded that the survey results will guide future park improvements and that additional engagement with youth and the La Plaza community is planned.

PUBLIC HEARING I

ORDINANCE 2025-10 A Text Amendment to the Palisade Land Development Code Amending Landscaping Standards

Chair Gekas opened the hearing at 6:41 pm.

Community Development Director Aziz presented Ordinance 2025-10, which bans non-functional turf in commercial and civic areas starting January 1, 2026, and brings the Town of Palisade into compliance with state laws.

Chair Gekas opened the hearing to public comment.

Matt Payne of Palisade, CO; Suggested including Dutch White Clover with approved turf grasses to reduce water consumption.

Chair Gekas opened the hearing to Commission discussion.

The Planning Commission thanked the Community Development Director and clarified that this ordinance is being presented in order to be compliant with State laws.

Motion #3 by Commissioner Pinder, seconded by Commissioner Seymour, to forward a recommendation of approval of Ordinance 2025-10 to the Board of Trustees.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Chair Gekas closed the public hearing at 6:50 pm.

PUBLIC HEARING II

ORDINANCE 2025-11 A Text Amendment to the Palisade Land Development Code Amending ADU Standards

Chair Gekas opened the hearing at 6:50 pm.

Community Development Director Aziz announced that staff was requesting this public hearing be continued to January 6, 2026, in order to make additional changes to the ordinance at the Department of Local Affairs' (DOLA) request.

Chair Gekas opened the hearing to public comment.

None were offered.

Chair Gekas opened the hearing to Commission discussion.

None were offered.

Motion #4 by Chair Gekas, seconded by Commissioner Hull, to table the public hearing of ORDINANCE 2025-11 to the next regularly scheduled Planning Commission meeting on Tuesday, January 6, 2026.

A roll call vote was requested.

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

No:

Absent:

Motion carried.

Chair Gekas closed the public hearing at 6:51 pm.

PUBLIC COMMENT

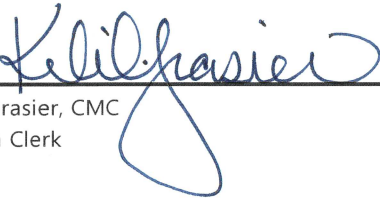
Matt Payne of Palisade, CO, stated that as a Mesa County resident, he would like to see improvements made and amenities added to the Town that would help generate revenue from visitors and citizens alike.

ADJOURNMENT

Motion #5 by Commissioner Seymour, seconded by Vice-Chair Burke, to adjourn the meeting at 6:55 pm.

A voice vote was requested.

Motion carried unanimously.

X 

Keli Frasier, CMC
Town Clerk

X 

Amy Gekas
Planning Commission Chair

