



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
January 17, 2023**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas with Commissioners present: Riley Parker, Don Bosch, Ed Seymour, and Vice Chair Leora Ruzin and David Hull. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Administrative Assistant Shelley Kopasz.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Riley Parker, seconded by Commissioner David Hull to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Vice Chair Leora Ruzin seconded by Commissioner Riley Parker, to approve the Minutes from the December 6, 2022, Regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested.  
Commissioner Don Bosch abstained from vote for not reviewing the minutes.  
Motion carried.

**PUBLIC COMMENT**

None was offered.

**PRO 2023-01 – PEACH STREET DISTILLERS AMENDED CUP**

Chair Gekas opened the public meeting at 6:03 p.m.

Community Development Director Rusche reviewed his staff report, citing the findings of fact and staff's recommendations.

Chair Gekas asked if the Commissioners had any questions regarding Director Rusche's staff presentation.

*Commissioner Bosch* asked if the 1,000 square foot proposed building is going to be like a restaurant and wanted to know if there would be a dining interior to the building for food service or tasting room with associated seating area. Director Rusche believed the latter was true and instructed Commissioner Bosch to ask the applicants. Director Rusche reiterated that since the food service is part of the distillery, it gives reason to go through the Conditional Use Permit process.

*Commissioner Hull* stated that relative to the last Conditional Use Permits, on one of the maps, there would be no parking allowed in front of the Trolley. Director Rusche clarified that the new plan being proposed would be different than the older plan.

*Commissioner Parker* stated that the question regarding the proposed plan would be a seated restaurant is included in the letter to Peach Street Distillers. It clarifies that it would be a walk-up counter indicating that there would be no additional seating capacity. Director Rusche did not have any follow-up comments to that statement.

*Vice Chair Ruzin* stated that there were not any applicant responses, specifically regarding alcohol being served out of the structure. Director Rusche answered in saying that she would have to address that with the applicant(s).

*Commissioner Seymour* asked if there were conditions that would nullify the permit, and what would be the practical impact of that occurring. Director Rusche explained the Conditional Use Permit process, therefore indicating the due process of licensing.

The applicant(s) Dustin Lemoine (3475 Independence Trail, Kittridge, CO 80457), Manager of Sales & Marketing for Peach Street Distillers, and Brock Miera (642 Peony Drive, Grand Junction, CO 81507), Contractor for Miera & Son Construction presented the application for an amendment to an existing Conditional Use Permit to construct an additional permanent kitchen/food service building, including a walk-up counter, on the property located at 144 S. Kluge Ave (Parcel # 2937-092-41-001).

*Commissioner Bosch* inquired if they would sell “to-go” alcohol out of the window of the walk-up counter. Mr. Lemoine stated that they had not been told that they could not at this time.

*Commissioner Hull* asked where the food would be prepared. He also inquired if there would be screening for the dumpsters. Mr. Lemoine answered in saying that the food preparation would be inside the kitchen. He also stated that they would be improving that site of the dumpster area.

Chair Gekas opened the hearing to public comment. None was offered.

Chair Gekas opened the hearing to Commissioner comment.

*Vice Chair Ruzin* commented that in the letter from Keli Frasier, Town Clerk, there might be an issue with liquor licensing. Director Rusche addressed the comment stating that staff has been in email communication with the applicants regarding updating the liquor licensing requirements once the project is completed.

*Motion #3* by Commissioner Parker, seconded by Commissioner Hull, to forward a recommendation of approval of PRO 2023-01 – Peach Street Distillers amended CUP to the Board of Trustees.

Commissioner Bosch added a stipulation, seconded by Commissioner Hull, that all the conditions recommended by staff be included in the recommendation.

A roll call vote was requested.

Motion carried unanimously.

**UPDATE ON THE PALISADE GAME PLAN/COMPREHENSIVE PLAN UPDATE**

Community Development Director Brian Rusche gave an update on the 2022 Palisade Game Plan. He was pleased to announce that the final copy of the plan will be posted on Friday, January 20, 2023. The next step is a public hearing which is scheduled for February 7, 2023, and it will be the only agenda item stating that if it is inclement weather, the meeting will be held on Zoom with Community Planning Strategies.

**FUTURE AGENDA ITEMS**

Palisade Game Plan adoption scheduled for February 7, 2023, at Planning Commission and February 28, 2023, at Board of Trustees

**ADJOURNMENT**

*Motion #3 to adjourn* by Commissioner Hull, seconded by Commissioner Parker at 6:41 p.m.

X



Amy Gekas  
Planning Commission Chairperson

X



Shelley Kopasz  
Administrative Assistant