



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
June 20, 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, David Hull, Brandon Burke, Ed Seymour, and LisaMarie Pinder. Absent was Commissioner Don Bosch. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Town Clerk Keli Frasier.

AGENDA ADOPTION

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

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS

Community Development Director Rusche introduced LisaMarie Pinder as the new Planning Commissioner.

APPROVAL OF MINUTES

Motion #2 by Commissioner Seymour, seconded by Commissioner Parker, to approve the Minutes from the May 2, 2023, regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested.
Motion carried unanimously.

APPOINTING PLANNING COMMISSION VICE-CHAIR

Commissioner Burke nominated Commissioner Seymour for the position of Vice-Chair of the Planning Commission. Commissioner Seymour accepted the nomination.

Motion #3 by Commissioner Hull, seconded by Commissioner Burke, to appoint Commissioner Ed Seymour as Vice-Chair of the Palisade Planning Commission.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

None was offered.

PUBLIC HEARING**PRO-2023-07 – Colterris Collections Wine Museum CUP**

Chair Gekas opened the public hearing at 6:04 pm.

Community Development Director Rusche reviewed the staff report, including the history of property zoning, use, parking, and application. He went on to review the approval criteria per the Palisade Land Development Code which is as follows:

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.
The proposed museum use will not materially endanger the public health or safety.
The existing winery has underutilized space that is proposed to be used for the museum. The combination of a museum and winery adds to the destination draw of this facility. There is sufficient parking available for both uses. One of the existing driveways will be eliminated, which is consistent with the proposed access control plan by CDOT. No additional square footage will be added to the building. Any necessary interior remodeling will need to be done to current building codes.
2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.
The proposed museum conforms to the standards and practices of sound land use planning.
The Palisade Historical Society has a museum less than ½ mile to the east. The visibility of two (2) museums along Highway 6 as a means of conveying the culture of Palisade to those who visit is consistent with sound land use planning. Combining the museum with a winery further establishes the connection between the products grown here and the history of wine making in general.
3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.
The application will not substantially injure the value of adjoining property or be detrimental to their use.
The property is five (5) acres and is located across the street from another winery. The distance from the high school to the winery, computed by direct measurement from the nearest property line used for school purposes to the nearest portion of the building in which fermented malt beverages and wine are to be sold using a route of direct pedestrian access (per state law) is over 1000 feet. The addition of a museum focused on wine artifacts to a legally permitted winery will not be detrimental or injurious to adjoining or abutting property, as the property has been a winery for decades.

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.
The proposed museum will not adversely affect the adopted plans of the Town or violate the character of the adjacent properties.

The Palisade Game Plan (2022) acknowledges the importance of agriculture to the community. By adding a wine museum to an existing winery, the Goal of balancing growth with preserving the agricultural heritage to maintain a sense of community is addressed (Palisade Game Plan, Goal 2.1, Page 60). Exterior improvements to add parking for the museum will not reduce the amount of agricultural acreage that currently exists on the property.

Applicant Scott High gave a brief vision for the proposed museum and discussed the need for additional security.

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

Commissioners had a brief discussion, including questions to the applicant regarding tasting room hours, museum hours, vineyard property, open areas, parking, and the proposed opening date.

The applicant passed out a brochure for the proposed museum. The brochure will be a permanent attachment to these minutes.

Various members of the Commission expressed their support of the project.

Motion #3 by Vice-Chair Seymour, seconded by Commissioner Hull, to forward a recommendation of approval of PRO-2023-07 Colterris Collections Wine Museum Conditional Use Permit, finding that the criteria of Section 4.07.E have been met and with the conditions of approval found in the staff report to the Board of Trustees for the Town of Palisade.

A roll call vote was requested.

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

No:

Absent: Commissioner Bosch

Motion carried.

Chair Gekas closed the public hearing at 6:31 pm.

FUTURE AGENDA ITEMS

Community Development Director Rusche reviewed current Town of Palisade projects and reminded the Commission that there will be no meeting on July 4, 2023. Community Development Director Rusche

also stated that he would send out a list of topics for the Planning Commission to prioritize for the upcoming Land Development Code update.

ADJOURNMENT

Motion #3 by Commissioner Hull, seconded by Commissioner Burke, to adjourn the meeting at 6:36 pm.

A voice vote was requested.
Motion carried unanimously.

X Amy Gekas
Amy Gekas
Planning Commission Chairperson

X Keli Frasier
Keli Frasier
Town Clerk

