



**CITY OF MANITOU SPRINGS
PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, May 11, 2016, 6:00 pm**



I. CALL TO ORDER

II. APPROVAL OF MINUTES

ITEM 1. April 13, 2016

III. NOTICE OF COUNCIL ACTION

ITEM 2. An Ordinance Amending Title 18 “Zoning” in regard to Definition of and Setbacks for Storage Buildings in Residential and Commercial Zones; Appeals of Planning Staff Decisions; Increase of the Minimum Distance Requirement for Mailed Public Notification; and inclusion of Requirements for Pre-Application Meetings and Electronic Submissions. *Postponed to a future meeting per Staff.*

ITEM 3. An Ordinance Amending Title 18 “Zoning” in regard to Definition of and Setbacks for Storage Buildings in Residential and Commercial Zones; Appeals of Planning Staff Decisions; Increase of the Minimum Distance Requirement for Mailed Public Notification; and inclusion of Requirements for Pre-Application Meetings and Electronic Submissions. *Postponed to a future meeting per Staff.*

ITEM 4. **AP 1602-** Appeal of Planning Commission Affirmation of Planning Director Rejection of Traffic Study Submitted under CU 1207 - 515 Ruxton Avenue - Spencer Wren on behalf of Manitou & Pike’s Peak Railway, Applicant. *Public Hearing scheduled for the May 17, 2016 regular Council Meeting.*

ITEM 5. **CU 1207** – Recommendation for Revocation of Conditional Use Permit (Paid Parking Operation) - 515 Ruxton Avenue - Spencer Wren on behalf of the Manitou & Pikes Peak Railway, Applicant. *Public Hearing scheduled for the May 17, 2016 regular Council Meeting.*

ITEM 6. **VAC 1601** - Vacation-Right-of-Way (A portion of E. Fountain Place) – 0 East Fountain Place – Jerry Glass, Applicant. *Postponed to a future meeting per the Applicant*

ITEM 7. An Ordinance No. 1016, an Emergency Ordinance of the City of Manitou Springs, Colorado, Continuing the Moratorium on the Issuance of Conditional Use Permits for Vacation Rentals in all Zones. *Approved at the May 3, 2016 City Council Meeting.*

ITEM 8. An Ordinance Of The City Of Manitou Springs, Colorado, Amending Certain Sections Of Chapter 18.30 Regarding The Procedures Related To Conditional Use Permits And Created A Minor Conditional Use Permit. *Public Hearing scheduled for the May 17, 2016 regular Council Meeting.*

ITEM 9. An Ordinance Of The City Of Manitou Springs, Colorado, Adding A New Chapter 18.89 Concerning Vacation Rentals In The City Of Manitou Springs And Adding A New Definition Of Vacation Rentals. *Public Hearing scheduled for the May 17, 2016 regular Council Meeting.*

IV. UNFINISHED BUSINESS

ITEM 10. **RE 1601** - Rezoning (General Residential to Open Space – Public Hearing) - 0 Dudley Avenue - City of Manitou Springs, Applicant

ITEM 11. V 1511 - Lot Size/Density Variance (Allow Second Dwelling Unit) - 107 Oak Place - Todd Liming on behalf of Andy Wells, Applicant

ITEM 12. MNS 1504 - Minor Subdivision (Create One Lot) - 107 Oak Place - Todd Liming on behalf of Andy Wells, Applicant **(POSTPONEMENT TO JUNE REQUESTED)**

ITEM 13. V 1602 - Side Setback Variance - 2 Fountain Place - Douglass K. Edmundson on behalf of Diane Fitzkee, Applicant **(POSTPONEMENT TO JUNE REQUESTED)**

ITEM 14. MNS 1603 - Minor Subdivision - 2 Fountain Place - Douglass K. Edmundson on behalf of Diane Fitzkee, Applicant

V. NEW BUSINESS

ITEM 15. V 1603 - Side Setback Variance (2.2' Setback) - 327 Manitou Ave. –Todd Liming on behalf of Happy Cats Haven, Applicant

ITEM 16. MJR 1601 – Major Development (Construction of a 3-Story Building) – 327 Manitou Ave. – Todd Liming on behalf of Happy Cats Haven, Applicant **(POSTPONEMENT TO JUNE REQUESTED)**

ITEM 17. CU 1601 – Conditional Use (Multi-Use Inn) – 336 El Paso Boulevard (Onaledge) – Don Goede for Katspaw, LLC., Applicant

ITEM 18. CU 1602 – Conditional Use (Multi-Use Inn) – 302 El Paso Boulevard (Red Crags) – Don Goede for Katspaw, LLC., Applicant

ITEM 19. CU 1603 – Conditional Use (Multi-Use Inn) – 328 El Paso Boulevard (Rockledge) – Don Goede for Katspaw, LLC., Applicant

ITEM 20. A Resolution Of The Manitou Springs Planning Commission Ratifying Its Decision On The Appeals Of Two Administrative Decisions Submitted By The Manitou & Pike’s Peak Railway Co.

VI. OTHER BUSINESS

ITEM 21. Reminder of Board and Commission Training on May 19th, 2016 at 5:00pm.

VII. ADJOURNMENT

Commissioners:

Mike Casey (Term exp 12/31/18)
Alan Delwiche, *Chair* (Term exp 12/31/17)
Jeanne Vrobel, *Vice Chair* (Term exp 12/31/16)
Tip Ragan (Term exp 12/31/16)
Julie Wolfe (Term exp. 12/31/16)
Lori Burris (Term exp. 12/31/17)
Gloria Latimer (Term exp. 12/31/18)

City Council Liaison: Coreen Toll

Staff: Wade F. Burkholder, Planning Director
Michelle Anthony, Senior Planner
Karen Berchtold, Planner II
Sherri Crowley, Planning Technician

Corina McKendry, Alternate (Term exp. 12/31/2016)
Tom Lundgren, Alternate (Term exp. 12/19/2017)

The City of Manitou Springs does not discriminate on the basis of disability. Reasonable accommodation will be provided to ensure equal access to information by all people. Individuals who would like to request auxiliary aids or services should contact City Clerk Donna Kast at (719) 685-2554 or dkast@comsgov.com to discuss specific needs (e.g. interpreters, sign language, or readers for the sight impaired.) Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk for more information or visit our website at: www.manitouspringsgov.com.