



**CITY OF MANITOU SPRINGS
PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, June 8, 2016, 6:00 pm**



I. CALL TO ORDER

II. APPROVAL OF MINUTES

ITEM 1. May 11, 2016

III. NOTICE OF COUNCIL ACTION

ITEM 2. RE 1601 - Rezoning (General Residential to Open Space – Public Hearing) - 0 Dudley Road - City of Manitou Springs, Applicant. *This item will be considered at the June 7, 2016 regular Council Meeting. Staff will report on the at the Planning Commission meeting.*

ITEM 3. 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. *At the Public Hearing scheduled for the May 17, 2016, City Council upheld the Planning Commission recommendation, 4-3*

ITEM 4. 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. *At the Public Hearing scheduled for the May 17, 2016, City Council took no action.*

ITEM 5. 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. *This item will be considered at the June 7, 2016, City Council Meeting. Staff will report on the status at the Planning Commission meeting.*

ITEM 6. 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. *This item will be considered at the June 7, 2016, City Council Meeting. Staff will report on the status at the Planning Commission meeting.*

ITEM 7. Discussion Regarding the City's Long-Term Commercial Lodging Ordinance/International Fire Code Requirements. *This item to be discussed at the June 7, 2016, City Council meeting. Staff will report on the status at the Planning Commission meeting.*

ITEM 8. Ordinance No. 1816, an Ordinance of the City of Manitou Springs, Colorado, Amending Sections 18.60.010, 18.08.050, and 18.08.060 of the Manitou Springs Municipal Code and Adding a New Chapter 18.86 Concerning Long-Term Occupancy Lodging in Hotels and Motels in the Downtown and Commercial Zone Districts ad Repealing Section 1.01.020 and Chapter 5.06 of the Manitou Springs Municipal Code. *1st Reading of this Ordinance will be held at the June 7, 2016, City Council Meeting. Staff will report on the status at the Planning Commission meeting.*

IV. UNFINISHED BUSINESS

ITEM 9. V 1510 - Front Setback Variance (Allow New Dwelling Unit Construction) - 356 Ruxton Avenue - Todd Liming on behalf of Joel Grotzinger, Applicant (POSTPONED TO JULY)

ITEM 10. V 1512 – Lot Size/Density Variance (Allow Additional Dwelling Unit) - 356 Ruxton Avenue - Todd Liming on behalf of Joel Grotzinger, Applicant (POSTPONED TO JULY)

ITEM 11. MNS 1504 - Minor Subdivision (Create One Lot) - 107 Oak Place - Andy Wells, Applicant (POSTPONED TO JULY)

ITEM 12. V 1603 - Side Setback Variance (2.2' Setback) - 327 Manitou Ave. –Todd Liming on behalf of Happy Cats Haven, Applicant (POSTPONED INDEFINATELY)

ITEM 13. MJR 1601 – Major Development (Expand a 3-Story Building) – 327 Manitou Ave. –Todd Liming on behalf of Happy Cats Haven, Applicant (POSTPONED TO JULY)

V. NEW BUSINESS

ITEM 14. CU 1604 - Conditional Use (Review of CU 1413) - 722 Manitou Avenue - Faruk Sahin, Applicant

ITEM 15. MNR 1501 - Extension of Minor Development Approval - 119 Lovers Lane – Steve Karr, Applicant

VI. OTHER BUSINESS

ITEM 16. Update on Plan Manitou - Consultant and Staff

1. Project Status Update
2. Overview/Discussion: Draft Vision and Goals
3. Overview/Discussion: HMP Issue Statements
4. Overview: Preliminary Growth Opportunities Analysis
5. Wrap Up/Next Steps

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

City Council Liaison: Coreen Toll

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

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.