



**CITY OF MANITOU SPRINGS  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Wednesday, JUNE 14, 2017, 6:00 pm**



**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

**ITEM 1.** May 10, 2017

**III. NOTICE OF COUNCIL ACTION**

**ITEM 2. RE 1701–1715** – Rezoning from Low Density Residential to Open Space Parcels. First Reading of the Rezoning Ordinance by City Council will be heard on June 6, 2017. Second Reading (Public Hearing) of the Rezoning Ordinance by City Council is scheduled to be heard on July 11, 2017.

**ITEM 3. VAC 1701** – Vacation of Right of Way – 304 Pawnee Avenue – Karen To, Applicant. City Council considered the Planning Commission recommendation on June 6, 2017 and approved as recommended by a vote of 7-0.

**ITEM 4. MaCUP 1703** – Major Conditional Use Permit – 306 Manitou Avenue – Julius Grant Howell, Applicant. City Council considered the Planning Commission recommendation on June 6, 2017 and approved as recommended by a vote of 7-0.

**ITEM 5.** Ordinance Regarding Amendment of the Zoning Code to Regulate Adult or Sexually Oriented Businesses. First Reading is scheduled to be heard on July 11, 2017.

**IV. UNFINISHED BUSINESS**

**ITEM 6. MNS 1504** - Minor Subdivision (Create One Lot) - 107 Oak Place - Andy Wells, Applicant

**ITEM 7. MaCUP 1617** – Major Conditional Use (Expansion of Non-Conforming Use) - 515 Ruxton Avenue - Spencer Wren on behalf of the Manitou & Pikes Peak Railway, Applicant (**INDEFINITE POSTPONEMENT RECOMMENDED**)

**V. NEW BUSINESS**

**ITEM 8. MNS 1703** – Minor Subdivision (Create One Lot) – 0 Manitou Terrace – Bill Koerner, Applicant

**ITEM 9. RE 1716** - Rezone (Commercial to High Density Residential – Initial Hearing) - 115 Beckers Lane – Ryan Lloyd of Echo Architecture on behalf of Manitou LLC, Applicant

**ITEM 10. RE 1717** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Ramona Road (Schedule No. 7405312005) – City of Manitou Springs, Applicant

**ITEM 11. RE 1718** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Hill Street (Schedule No. 7405313005) – City of Manitou Springs, Applicant

**ITEM 12. RE 1719** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Hill Street (Schedule No. 7405314019) – City of Manitou Springs, Applicant

**ITEM 13. RE 1720** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Hill Street (Schedule No. 7405314005) – City of Manitou Springs, Applicant

**ITEM 14. RE 1721** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Spirea Drive (Schedule No. 7405320005) – City of Manitou Springs, Applicant

**ITEM 15. RE 1722** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Spirea Drive (Schedule No. 7405320007) – City of Manitou Springs, Applicant

**ITEM 16. RE 1723** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Spirea Drive (Schedule No. 7405320003) – City of Manitou Springs, Applicant

**ITEM 17. RE 1725** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405332008) – City of Manitou Springs, Applicant

**ITEM 18. RE 1726** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405320013) – City of Manitou Springs, Applicant

**ITEM 19. RE 1727** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Mariposa Drive (Schedule No. 7405319007) – City of Manitou Springs, Applicant

**ITEM 20. RE 1728** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405319006) – City of Manitou Springs, Applicant

**ITEM 21. RE 1729** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405319003) – City of Manitou Springs, Applicant

**ITEM 22. RE 1730** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Mariposa Drive (Schedule No. 7405319002) – City of Manitou Springs, Applicant

**ITEM 23. RE 1731** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405320001) – City of Manitou Springs, Applicant

**ITEM 24. RE 1732** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405320003) – City of Manitou Springs, Applicant

**ITEM 25. RE 1733** – Rezone (Hillside Low Density Residential to Open Space – Initial Hearing) 0 Columbine Drive (Schedule No. 7405319011) – City of Manitou Springs, Applicant

**ITEM 26. RE 1724** – Rezone (Low Density Residential to Open Space – Initial Hearing) 0 Pawnee Avenue (Schedule No. 7408222002) – City of Manitou Springs, Applicant

## V. OTHER BUSINESS

## VI. 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)  
 Julia Simmons, Alternate (Term exp. 12/31/2020)  
 Julie Wolfe (Term exp. 12/31/16)  
 Lori Burris (Term exp. 12/31/17)  
 Gloria Latimer (Term exp. 12/31/18)

### Alternates:

Tom Lundgren, Alternate (Term exp. 12/31/2017)  
 Carey Storm, Alternate (Term exp. 12/31/2021)

**City Council Liaison:** Coreen Toll

**Staff:** Wade F. Burkholder, Planning Director  
 Michelle Anthony, Senior Planner  
 Karen Berchtold, Planner II  
 Dylan Becker, Planner I

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact ADA Coordinator Donna Kast at (719) 685-2554 or [dkast@comsgov.com](mailto:dkast@comsgov.com) to discuss specific needs. Please provide a minimum of 3-5 day's advance notice.