



**CITY OF MANITOU SPRINGS  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Wednesday, SEPTEMBER 13, 2017, 6:00 pm**



**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

**ITEM 1.** August 9, 2017

**III. NOTICE OF COUNCIL ACTION**

**ITEM 2. RE 1716 -** Rezone (Commercial to High Density Residential – Public Hearing) - 115 Beckers Lane – Ryan Lloyd of Echo Architecture on behalf of Manitou LLC, Applicant. City Council approved the rezoning request at first reading on August 1, 2017. City Council approved the rezoning request at second reading on August 15, 2017 by a vote of 7-0.

**ITEM 3. RE 1717 – RE 1733 –** Rezone (Hillside Low Density Residential/Low Density Residential to Open Space) – City of Manitou Springs, Applicant. City Council approved the rezoning request at first reading on August 1, 2017. City Council approved the rezoning request at second reading on August 15, 2017 by a vote of 7-0.

**ITEM 4. VAC 1702 –** Vacation of Right-of-Way (Undeveloped Rosemary Lane) – 320 and 326 Manitou Avenue – Janice Woodward Representing Dan C. Hill Estate, Applicant. Scheduling this request for City Council is pending the Applicant providing the legal description for the vacation.

**IV. UNFINISHED BUSINESS**

**ITEM 5. MaCUP 1705 –** Major Conditional Use (Event Space) – 717 Manitou Avenue, Unit 301 – Priscilla B. Stachel, Applicant

**ITEM 6. MJR 1701 –** Major Development (Three-Story Mixed-Use Building) – 1335 Manitou Avenue – Todd Liming, Planning Matters, on behalf of Greg Wellens, Elezier Inc., Applicant

**V. NEW BUSINESS**

**ITEM 7. MiCUP 1702 –** Minor Conditional Use (Vacation Rental) – 733 Manitou Avenue – Jeff Kiepke, Applicant

**VI. OTHER BUSINESS**

**ITEM 8.** PlanManitou Training – Karen Berchtold, Planner II

**ITEM 9.** Presentation and Recommendation Regarding “*Planning for Hazards*” Project Options

**ITEM 10.** Discussion and Recommendation Regarding Site Plan and Lot Coverage Regulations

**ITEM 11.** Discussion and Recommendation Regarding Regulation of Shipping Containers

**ITEM 12.** Discussion and Recommendation Regarding Administrative Approval of Minor Subdivisions

**ITEM 13.** Discussion Regarding City-Initiated Rezoning

**VII. ADJOURNMENT**

**Commissioners:**

Mike Casey (Term exp 12/31/18)  
Alan Delwiche, *Chair* (Term exp 12/31/17)  
Jeanne Vrobel, *Vice Chair* (Term exp 12/31/20)  
Julia Simmons, Alternate (Term exp. 12/31/2020)  
Julie Wolfe (Term exp. 12/31/20)  
Lori Burris (Term exp. 12/31/17)  
Gloria Latimer (Term exp. 12/31/18)  
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.