



**CITY OF MANITOU SPRINGS
PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, OCTOBER 11, 2017, 6:00 pm**



I. CALL TO ORDER and APPROVAL OF AGENDA

II. APPROVAL OF MINUTES

ITEM 1. September 13, 2017

III. NOTICE OF COUNCIL ACTION

ITEM 2. ORD 3417 – An Ordinance regarding amendment of the Zoning Code to Amend Section 18.08.060, and Repeal and Reenact Chapter 9.12 of the Manitou Springs Municipal Code concerning Sexually Oriented Businesses. The Ordinance was denied at First reading on September 19, 2017, with direction to the Planning Staff to look at other potential locations on Manitou Avenue, to investigate an Intergovernmental Agreement with El Paso County or City of Colorado Springs that would fulfill Manitou’s provision for these businesses, to look at creating signage restrictions, and creation of general Architectural standards for businesses outside of the Historic District.

ITEM 3. ORD 3517 – An Ordinance regarding amendment of the Zoning Code to Regulate Shipping Containers. Approved at First Reading on September 19, 2017, with some clarification that the restrictions did not apply to dwelling units. Second Reading was heard on October 3, 2017 and approves, as recommended, by a vote of 5-1.

ITEM 4. ORD 3617 – An Ordinance regarding amendment of the Zoning Code to Provide for Administrative Approval of Minor Subdivisions. First Reading was approved on September 19, 2017. Second Reading was heard on October 3, 2017 and approved, as recommended, by a vote of 6-0.

ITEM 5. ORD 3717 – An Ordinance extending an Existing Moratorium on Applications for Adult Business in the City was approved at First Reading on October 3, 2017. Second Reading is scheduled to be heard on October 17, 2017.

ITEM 6. ORD X – An Ordinance regarding amendment of the Zoning Code to Regulate Site Plan and Lot Coverage. Pending Scheduling for First Reading.

IV. UNFINISHED BUSINESS

ITEM 7. MaCUP 1705 – Major Conditional Use (Event Space) – 717 Manitou Avenue, Unit 301 – Priscilla B. Stachel, Applicant. **APPLICATION WITHDRAWN**

ITEM 8. 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 9. MNS 1705 – Minor Subdivision – 36 and 40 Via Maria Theresia – Noel Black and Robert Weizenecker, Applicants.

ITEM 10. MiCUP 1703 – Minor Conditional Use (Bed and Breakfast) – 358 Ruxton Avenue – Alexandria Hopper, Applicant. **APPLICATION POSTPONED**

ITEM 11. MaCUP 1706 – Major Conditional Use (Telecommunication Facility) – 107 Manitou Avenue – Colleen Nebel, Black and Veatch, on behalf of John Lee, SH Lee LLC, Applicant.

ITEM 12. CP 1704 – Concept Plan (New Building) – 722 Manitou Avenue – Faruk Sahin, Applicant.

VI. OTHER BUSINESS

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

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