



**CITY OF MANITOU SPRINGS
PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, NOVEMBER 8, 2017, 6:00 pm**



I. CALL TO ORDER and APPROVAL OF AGENDA

II. APPROVAL OF MINUTES

ITEM 1. October 11, 2017

III. NOTICE OF COUNCIL ACTION

ITEM 2. An Ordinance regarding amendment of the Zoning Code to Regulate Site Plan and Lot Coverage. City Council will consider this request at their November 21, 2017 regular meeting.

ITEM 3. MJR 1701 – Major Development (Three-Story Mixed-Use Building) – 1335 Manitou Avenue – Todd Liming, Planning Matters, on behalf of Greg Wellens, Elezier Inc., Applicant. City Council will consider this request at their November 21, 2017 regular meeting.

ITEM 4. MaCUP 1706 – Major Conditional Use (Telecommunication Facility) – 107 Manitou Avenue – Colleen Nebel, Black and Veatch, on behalf of John Lee, SH Lee LLC, Applicant. City Council will consider this request at their November 21, 2017 regular meeting.

IV. UNFINISHED BUSINESS

ITEM 5. MiCUP 1703 – Minor Conditional Use (Bed and Breakfast) – 358 Ruxton Avenue – Alexandria Hopper, Applicant **APPLICATION POSTPONED**

V. NEW BUSINESS

ITEM 6. MiCUP 1704 – Minor Conditional Use (Vacation Rental) – 454 El Paso Boulevard – Shawn and Lisa Conary, Applicants

ITEM 7. SW 1702 - Subdivision Waiver (Encroachment into No Build Area) – 1335 Manitou Avenue– Todd Liming, Planning Matters, on behalf of Greg Wellens, Elezier Inc., Applicant

ITEM 8. VE 1701 – Vacation of Easement – 1335 Manitou Avenue– Todd Liming, Planning Matters, on behalf of Greg Wellens, Elezier Inc., Applicant

ITEM 9. SW 1703 – Subdivision Waiver (Encroachment into No Build Area) – 0 Manitou Terrace – Bill Koerner, Applicant

VI. OTHER BUSINESS

ITEM 10. Discussion Regarding Map and Listing of City-Initiated Rezoning

ITEM 11. Discussion Regarding Vacation Rental Regulations – Experience to Date, Questions, Issues

ITEM 12. Presentation of Kezziah-Watkins Report, Suggested Revisions to Combined Board and Commission Ordinance, and Creation of CPC Bylaws

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 (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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