



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



I. CALL TO ORDER and APPROVAL OF AGENDA

II. APPROVAL OF MINUTES

ITEM 1. November 8, 2017

III. NOTICE OF COUNCIL ACTION

ITEM 2. ORD 4517 – An Ordinance regarding amendment of the Zoning Code to Regulate Site Plan and Lot Coverage. City Council heard this request at First Reading on November 21, 2017. Second Reading was scheduled for December 5, 2017 and approved, as recommended, by a vote of 7-0.

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 approved this request at their November 21, 2017 regular meeting as recommended, by a vote of 7-0.

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 approved this request at their November 21, 2017, as recommended, by a vote of 7-0.

ITEM 5. ORD 4717 - An ordinance vacating a portion of a drainage easement on Lot 1 of the Arch at Manitou Springs Replat. City Council heard this request at First Reading on November 21, 2017. The request was approved at Second Reading by City Council on December 5, 2017 and approved, as recommended by a vote of 7-0.

ITEM 6. AP 1701 – Appeal of Variance Denial – 1207 Manitou Avenue – Mike Edwards on behalf of Gregory Cobble and Jennifer Parker, Applicants. City Council heard the appeal on November 21, 2017 and voted 7-0 to grant the appeal and thus overturned the Planning Commission denial of the height variance request.

ITEM 7. ORD 4817 – An ordinance vacating the right of way known as Rosemary Lane. City Council heard this request at First Reading on November 21, 2017. The request was approved at Second Reading by City Council on December 5, 2017 and approved, as recommended by a vote of 7-0.

IV. UNFINISHED BUSINESS

ITEM 8. MiCUP 1704 – Minor Conditional Use (Vacation Rental) – 454 El Paso Boulevard – Shawn and Lisa Conary, Applicants

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

V. NEW BUSINESS

- ITEM 10. MiCUP 1705** – Minor Conditional Use Permit (Vacation Rental) – 470 Crystal Hills Boulevard – Paul and Rebecca Gilbert, Applicants
- ITEM 11. V 1703** – Variance (Parking) – 722 Manitou Avenue – Faruk Sahin, Applicant
- ITEM 12. V 1704** - Variance (Lot Density) – 722 Manitou Avenue – Faruk Sahin, Applicant
- ITEM 13. RE 1734** – Rezone (Commercial to Open Space – Preliminary Hearing) - 0 Manitou Avenue (Schedule No. 7405203117) – City of Manitou Springs, Applicant
- ITEM 14. RE 1735** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) - 0 Manitou Avenue (Schedule No. 7406101045) – City of Manitou Springs, Applicant
- ITEM 15. RE 1736** – Rezone (General Residential to Open Space – Preliminary Hearing) - 0 Elkhorn Road (Schedule No. 7406411050) – City of Manitou Springs, Applicant
- ITEM 16. RE 1737** – Rezone (General Residential to Open Space – Preliminary Hearing) - 0 Elkhorn Road (Schedule No. 7406411053) – City of Manitou Springs, Applicant
- ITEM 17. RE 1738** – Rezone (General Residential to Open Space – Preliminary Hearing) - 0 Fairview Avenue (Schedule No. 7406407005) – City of Manitou Springs, Applicant
- ITEM 18. RE 1739** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) – 13 Hydro Street (Schedule No. 7406302017) – City of Manitou Springs, Applicant
- ITEM 19. RE 1740** – Rezone (General Residential to Open Space – Preliminary Hearing) – 0 Pine Tree (Schedule No. 7405200007) – City of Manitou Springs, Applicant
- ITEM 20. RE 1741** – Rezone (General Residential to Open Space – Preliminary Hearing) – Schedule No. 7405200008 – City of Manitou Springs, Applicant
- ITEM 21. RE 1742** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) – Schedule No. 7404200005 – City of Manitou Springs, Applicant
- ITEM 22. RE 1743** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) – Schedule No. 7404303021 – City of Manitou Springs, Applicant
- ITEM 23. RE 1744** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) – 288 Crystal Park Road (Schedule No. 7409303007) – City of Manitou Springs, Applicant
- ITEM 24. RE 1745** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) – 0 Kiowa Road (Schedule No. 7405421003) – City of Manitou Springs, Applicant
- ITEM 25. RE 1746** – Rezone (Hillside Low Density Residential to Open Space – Preliminary Hearing) – 0 Ridge Road (Schedule No. 7405449005) – City of Manitou Springs, Applicant

ITEM 26. RE 1747 – Rezone (General Residential to Open Space – Preliminary Hearing) – 0 Peakview Boulevard (Schedule No. 7405413028) – City of Manitou Springs, Applicant

ITEM 27. RE 1748 – Rezone (General Residential to Open Space – Preliminary Hearing) – 133 Pinon Lane (Schedule No. 7405423006) – City of Manitou Springs, Applicant

ITEM 28. RE 1749 – Rezone (General Residential to Open Space – Preliminary Hearing) – 0 Peakview Boulevard (Schedule No. 7405449006) – City of Manitou Springs, Applicant

ITEM 29. RE 1750 – Rezone (General Residential to Open Space – Preliminary Hearing) – 0 Burn Road (Schedule No. 7405432020) – City of Manitou Springs, Applicant

ITEM 30. RE 1751 – Rezone (General Residential to Open Space – Preliminary Hearing) – 0 Via Maria Theresia (Schedule No. 7404408028) – City of Manitou Springs, Applicant

ITEM 31. RE 1752 – Rezone (Low Density Residential to Open Space – Preliminary Hearing) – 0 Chelten Road (Schedule No. 7409202043) – City of Manitou Springs, Applicant

ITEM 32. RE 1753 – Rezone (Low Density Residential to Open Space – Preliminary Hearing) – 0 Keithley Road (Schedule No. 7404313024) – City of Manitou Springs, Applicant

VI. OTHER BUSINESS

ITEM 33. Discussion Regarding Seasonal Lodging Ordinance – Howard Morrison

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

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 to discuss specific needs. Please provide a minimum of 3-5 day's advance notice.