



**CITY OF MANITOU SPRINGS  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Wednesday, JANUARY 10, 2018, 6:00 pm**



**I. CALL TO ORDER and ELECTION OF OFFICERS**

**ITEM 1.** Nominations and Election of Chair

**ITEM 2.** Nominations and Election of Vice Chair

**II. APPROVAL OF MINUTES**

**ITEM 3.** December 13, 2017

**III. NOTICE OF COUNCIL ACTION**

**IV. UNFINISHED BUSINESS**

**ITEM 4. V 1703** – Variance (Parking) – 722 Manitou Avenue – Faruk Sahin, Applicant  
**POSTPONEMENT REQUESTED**

**ITEM 5. V 1704** - Variance (Lot Density) – 722 Manitou Avenue – Faruk Sahin, Applicant  
**POSTPONEMENT REQUESTED**

**ITEM 6. SW 1703** – Subdivision Waiver (Encroachment into No Build Area) – 0 Manitou Terrace – Bill Koerner, Applicant **POSTPONEMENT REQUESTED**

**ITEM 7. RE 1734** – Rezone (Commercial to Open Space – Public Hearing) - 0 Manitou Avenue (Schedule No. 7405203117) – City of Manitou Springs, Applicant

**ITEM 8. RE 1735** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) - 0 Manitou Avenue (Schedule No. 7405203117) – City of Manitou Springs, Applicant

**ITEM 9. RE 1736** – Rezone (General Residential to Open Space – Public Hearing) - 0 Elkhorn Road (Schedule No. 7406411050) – City of Manitou Springs, Applicant

**ITEM 10. RE 1737** – Rezone (General Residential to Open Space – Public Hearing) - 0 Elkhorn Road (Schedule No. 7406411053) – City of Manitou Springs, Applicant

**ITEM 11. RE 1738** – Rezone (General Residential to Open Space – Public Hearing) - 0 Fairview Avenue (Schedule No. 7406407005) – City of Manitou Springs, Applicant

**ITEM 12. RE 1739** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) – 13 Hydro Street (Schedule No. 7406302017) – City of Manitou Springs, Applicant

**ITEM 13. RE 1740** – Rezone (General Residential to Open Space – Public Hearing) – 0 Pine Tree (Schedule No. 7405200007) – City of Manitou Springs, Applicant

**ITEM 14. RE 1741** – Rezone (General Residential to Open Space – Public Hearing) – Schedule No. 7405200008 – City of Manitou Springs, Applicant

**ITEM 15. RE 1742** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) – Schedule No. 7404200005 – City of Manitou Springs, Applicant

**ITEM 16. RE 1743** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) – Schedule No. 7404303021 – City of Manitou Springs, Applicant

**ITEM 17. RE 1744** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) – 288 Crystal Park Road (Schedule No. 7409303007) – City of Manitou Springs, Applicant

**ITEM 18. RE 1745** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) – 0 Kiowa Road (Schedule No. 7405421003) – City of Manitou Springs, Applicant

**ITEM 19. RE 1746** – Rezone (Hillside Low Density Residential to Open Space – Public Hearing) – 0 Ridge Road (Schedule No. 7405449005) – City of Manitou Springs, Applicant

**ITEM 20. RE 1747** – Rezone (General Residential to Open Space – Public Hearing) – 0 Peakview Boulevard (Schedule No. 7405413028) – City of Manitou Springs, Applicant

**ITEM 21. RE 1748** – Rezone (General Residential to Open Space – Public Hearing) – 133 Pinon Lane (Schedule No. 7405423006) – City of Manitou Springs, Applicant

**ITEM 22. RE 1749** – Rezone (General Residential to Open Space – Public Hearing) – 0 Peakview Boulevard (Schedule No. 7405449006) – City of Manitou Springs, Applicant

**ITEM 23. RE 1750** – Rezone (General Residential to Open Space – Public Hearing) – 0 Burn Road (Schedule No. 7405432020) – City of Manitou Springs, Applicant

**ITEM 24. RE 1751** – Rezone (General Residential to Open Space – Public Hearing) – 0 Via Maria Theresia (Schedule No. 7404408028) – City of Manitou Springs, Applicant

**ITEM 25. RE 1752** – Rezone (Low Density Residential to Open Space – Public Hearing) – 0 Cheltenham Road (Schedule No. 7409202043) – City of Manitou Springs, Applicant

**ITEM 26. RE 1753** – Rezone (Low Density Residential to Open Space – Public Hearing) – 0 Keithley Road (Schedule No. 7404313024) – City of Manitou Springs, Applicant

## V. NEW BUSINESS

**ITEM 27. MiCUP 1706** – Minor Conditional Use (Vacation Rental) – 901 Prospect Place – Jay Rohrer and Karen Cullen, Applicants

**ITEM 28. MiCUP 1707** – Minor Conditional Use (Vacation Rental) – 324 Terrace Place – Samantha and Alexander Belding, Applicants

## VI. OTHER BUSINESS

## VII. ADJOURNMENT

### Commissioners:

Mike Casey (Term exp 12/31/18)  
 Alan Delwiche, *Chair* (Term exp 12/31/18)  
 Jeanne Vrobel, *Vice Chair* (Term exp 12/31/20)  
 Julia Simmons (Term exp. 12/31/2020)  
 Julie Wolfe (Term exp. 12/31/21)  
 Lori Burris (Term exp. 12/31/18)  
 Gloria Latimer (Term exp. 12/31/18)  
 Carey Storm, Alternate (Term exp. 12/31/2021)  
 Tip Ragan, Alternate (Term exp. 12/31/2021)

### City Council Liaison:

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