



**CITY OF MANITOU SPRINGS  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
Wednesday, NOVEMBER 14, 2018, 6:00 PM**



**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES**

**ITEM 1.** October 10, 2018

**III. NOTICE OF COUNCIL ACTION**

**ITEM 2. RE 1754** – Rezone (Commercial to High Density Residential) – 110 El Paso Boulevard – Cristine Gritz, Applicant. The Planning Commission recommendation was scheduled for First Reading on September 4, 2018, but was postponed to October 2 due to public notice issues. The rezoning was approved and the rezoning ordinance passed first reading on that date unanimously. Second Reading was heard by City Council at the October 16, 2018 City Council Meeting and was approved unanimously.

**ITEM 3. SW 1801** – Subdivision Waiver (Encroachment into No Build Area) – 2 Keithley Place – Jerry Peterson, Architectural Concepts, on behalf of Elizabeth Crawford, Owner. The Planning Commission recommendation was to be heard by City Council on October 16, but was postponed due to improper notice. First Reading has been rescheduled for the November 20, 2018 City Council Meeting.

**IV. UNFINISHED BUSINESS**

**ITEM 4. MNS 1801** – Minor Subdivision (Replat) – 708 Manitou Avenue – Kyle Fenner on behalf of Manitou Springs Metropolitan District, Applicant **POSTPONEMENT TO MARCH 2019 MEETING REQUESTED**

**V. NEW BUSINESS**

**ITEM 5. RE 1801** – Rezone (General Residential to Open Space – Initial Meeting) – 18 Manitou Terrace – City of Manitou Springs, Applicant

**ITEM 6.** Discussion and Adoption Regarding Creek Walk Master Plan – Open Space Advisory Committee Recommendation for Approval

**VI. OTHER BUSINESS**

**ITEM 7.** Discussion and Recommendation Regarding Amendments to the Public Notice Section of the Zoning Code

**ITEM 8.** Discussion and Recommendation Regarding Amendments to the Zoning Code Pertaining to Definitions of Dwelling Unit, Kitchens, and Occupancy of a Dwelling Unit

**ITEM 9.** Discussion and Recommendation Regarding Amendments to the Zoning Code Pertaining to Short-Term Rental Regulations

**ITEM 10.** Discussion Regarding First Draft of Amendments to the Subdivision Code pertaining to Planning for Hazards and Other Updates

**ITEM 11.** Planning for Hazards Update – Karen Berchtold

**ITEM 12.** Discussion Regarding Commercial Design Standards

**VII. ADJOURNMENT**

**Commissioners:**

Mike Casey (Term exp. 12/31/2019)  
Alan Delwiche, *Chair* (Term exp. 12/31/2018)  
Jeanne Vrobel, *Vice Chair* (Term exp. 12/31/2020)  
Julia Simmons (Term exp. 12/31/2020)  
Julie Wolfe (Term exp. 12/31/2021)  
Lori Burris (Term exp. 12/31/2018)  
Gloria Latimer (Term exp. 12/31/2019)  
Tip Ragan, Alternate (Term exp. 12/31/2021)  
Whitney Lewis, Alternate (Term exp. 12/31/2021)  
*One Alternate Needed*

**City Council Liaison:** Robert Todd

**Staff:** Barb Cole, Interim Planning Director  
Michael Davenport, Interim Planning Director  
Michelle Anthony, Senior Planner  
Karen Berchtold, Senior Planner  
Dylan Becker, Planner I

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