



**CITY OF MANITOU SPRINGS
PLANNING COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 14, 2018**



I. CALL TO ORDER

A Special meeting of the Manitou Springs Planning Commission was held in Council Chambers @ 606 Manitou Avenue. Chairman Delwiche called the meeting to order at 9:01 pm and declared a quorum present. The following Commission members attended:

PRESENT: Chair ALAN DELWICHE
Vice Chair JEANNE VROBEL
Commissioner GLORIA LATIMER
Commissioner JULIE WOLFE
Commissioner LORI BURRIS
Alternate Commissioner BRYANT “TIP” RAGAN

ABSENT: Commissioner JULIA SIMMONS (excused)
Commissioner MIKE CASEY (excused)

STAFF: Barbara Cole, Interim Planning Director
Michelle Anthony, Senior Planner
Karen Berchtold, Senior Planner

GUESTS: None

II. APPROVAL OF MINUTES

There were no Minutes to be approved.

III. NOTICE OF COUNCIL ACTION

There was no Notice of Council Action to Report.

At this time, Chairman Delwiche reviewed the meeting procedures for those present in the audience and asked if any Commissioner had Ex Parte Contacts or Conflicts of Interest to declare. Hearing none, the meeting continued.

IV. UNFINISHED BUSINESS

There was no Unfinished Business.

V. NEW BUSINESS

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

Michelle Anthony, Senior Planner, presented the Staff Report dated November 8, 2018.

Chairman Delwiche inquired if there were any questions the Commissioners had for Staff.

Hearing no questions for Staff, Chairman Delwiche opened the Public Hearing to hear public comment. Hearing none, the meeting continued.

MOTION:

Vice Chair Vrobel moved to forward a recommendation for approval of RE 1801 to the City Council for the rezoning of 18 Manitou Terrace from the General Residential to the Open Space designation with the following findings:

- A. The Rezoning complies with the Manitou Springs Comprehensive Plan.
- B. The proposal has complied with all applicable statutory provisions.
- C. There has not been a change in the character of the neighborhood since the land was zoned General Residential. However, rather than providing for a different use of the property, the Open Space zone ensures no future building or active use of the parcel.
- D. The proposed rezoning will help to protect and preserve the Williams Canyon Drainage project by not allowing for new building on this site. The proposal does not have any adverse impacts on the provision of public facilities and services.
- E. The Open Space zone does not require location adjacent to similar zone types and is allowed anywhere in the community. As such, it is considered as compatible with any surrounding land use.
- F. There is no proposed use of the property and any passive use would need to be determined through an Open Space Management Plan. The subject property is suitable for Open Space zoning and this zoning is beneficial for the properties in the vicinity.
- G. The proposed rezoning does not constitute spot zoning.

SECOND:

Commissioner Ragan seconded the motion.

DISCUSSION:

There was no discussion regarding the motion.

VOTE:

Motion passed, 6-0.

VI. OTHER BUSINESS

Commissioner Wolfe stated she wanted to request a discussion and recommendation to City Council regarding a Moratorium on fractional ownership and timeshares pending an ordinance to regulate this type of ownership. Michelle Anthony, Senior Planner, stated she would place this item on the next Planning Commission Agenda.

VII. ADJOURNMENT

Hearing no further business before the Commission, Chairman Delwiche adjourned the meeting at 9:12 pm.