



# MANITOU SPRINGS CITY PLANNING COMMISSION REGULAR MEETING AGENDA

All upcoming CPC meetings are scheduled to be hybrid,  
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall

606 Manitou Avenue

Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at

<https://www.manitouspringsco.gov/544/All-Boards-and-Commissions>

March 11, 2026

5:30 PM

**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

1. CPC Minutes 02-11-2026

**C. UNFINISHED BUSINESS**

**D. PUBLIC COMMENT ON NON-AGENDA ITEMS**

**E. NEW BUSINESS**

1. MJT 2601 - Major Temporary Use Permit to allow E-Bike Rentals at 306 Manitou Avenue
2. VAR 2601 and VAR 2602 - 210 Iron Road

**F. OTHER BUSINESS**

1. LUDC Updates — Density and Height

**G. NOTICE OF COUNCIL ACTION AND UPDATES**

**H. ADJOURNMENT**

**Commissioners:**

Alan Delwiche, Chair (12/31/2026)  
Justin Wilson, Vice Chair (12/31/2029)  
Megan Day (12/31/2027)  
Frank DeLay (12/31/2029)  
Stephen Graybill (12/31/2026)  
Keith Harper (12/31/2029)  
Roy Rosenthal (12/31/2028)

**City Council Liaison:** Julie Wolfe

**Staff:**

Fred Rollenhagen, Planning Director  
Chelsea Royston, Senior Planner  
Erin Ringsred, Planner and Landscape Architect II  
Zachary Davison, Planner II

*3 alternate positions available*

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 the ADA Coordinator at (719) 685-5481 or [jfryer@manitouspringsco.gov](mailto:jfryer@manitouspringsco.gov).

You may also contact the City Clerk's Office at [cityclerk@manitouspringsco.gov](mailto:cityclerk@manitouspringsco.gov) or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: [www.manitouspringsgov.com](http://www.manitouspringsgov.com).