



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.manitouspringsgov.com/544/All-Boards-and-Commissions>

May 13, 2026

5:30 PM

A. CALL TO ORDER

B. APPROVAL OF MINUTES

1. 03.11.26 CPC Minutes
2. 04.08.26 CPC Minutes

C. UNFINISHED BUSINESS

D. PUBLIC COMMENT ON NON-AGENDA ITEMS

E. NEW BUSINESS

1. MJT 2602 - Major Temporary Use Permit (unimproved parking lot) at 101 Higginbotham Road
2. MJT 2603 - 515 Ruxton Ave. - Cog Railway Sunrise Trains
3. Multiple Applications - two dwelling units
 - a. MNR 2602 - Minor Development Plan for the new construction of two single household detached dwelling units on two lots
 - b. VAR 2603 - Height Variance - thirty-five feet (35') where twenty-five feet (25') is permitted.
 - c. VAR 2604 - Front Setback Variance - ten feet (10') where fifteen feet (15') is required

F. OTHER BUSINESS

G. NOTICE OF COUNCIL ACTION AND UPDATES

H. ADJOURNMENT

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)

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. You may also contact the City Clerk's Office at 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.