



**MANITOU SPRINGS
HOUSING ADVISORY BOARD**
Regular Meeting Minutes
Remote Meeting via Zoom
January 21, 2026



A. CALL TO ORDER

Chair Gerbig called the Housing Advisory Board (HAB) meeting to order at 5:31 PM.

BOARD MEMBERS PRESENT FOR ROLL CALL:

Chair Alison Gerbig
Board Member Anna Rebecca Allen
Board Member T. Glenn Bosley-Mitchell
Board Member Crystal Karr
Board Member Amy Mogck
Board Member Michael Quintana

BOARD MEMBERS ABSENT FOR ROLL CALL:

Vice Chair Alea German (Excused)

STAFF PRESENT:

Planner II Zachary Davison
Planning Director Fred Rollenhagen

B. APPROVAL OF MINUTES

1. February 19, 2025
2. August 20, 2025
3. September 8, 2025

Board Member Karr moved to approve all of the minutes as presented. The motion was seconded by Board Member Bosley-Mitchell. The motion was carried (6-0).

C. PUBLIC COMMENT ON NON-AGENDA ITEMS

There was no public comment.

D. REPORTS

1. City Council Liaison

Council Liaison Nate Nassif updated HAB members regarding the regional housing needs assessment meeting that he attended. Nassif stated that he would attend the Annual Regional Housing Needs Assessment gathering on February 16, 2025, at Phantom Canyon Brewing Company.

2. Staff Liaison

Planning Director Rollenhagen stated that on December 2, 2025, the City Council approved the Accessory Dwelling Unit (ADU) ordinance with some revisions. Detached ADUs will only be allowed in backyards, but attached ADUs will be allowed anywhere with acceptable setbacks.

There was a discussion about the HAB recommendation letter. Director Rollenhagen stated that he did not recall the details of the hearing, but anyone can view the recording. He added that there was a visual impact issue and that the City Council followed the City Planning Commission's (CPC) recommendation.

Council Liaison Nassif explained that there were two distinct viewpoints among Council members, and the one more aligned with the HAB's convictions was in the minority.

Director Rollenhagen noted that in cases where the front yard was smaller than the back yard, the ADU restrictions would be stricter.

Board Member Bosley-Mitchell expressed concern that what the City Council approved might violate state law that prevents the City from imposing further restrictions. Director Rollenhagen confirmed that the ordinance complied with state laws that allow front setback restrictions.

Board Member Mogck inquired about CPC's viewpoints on the ADU ordinance restrictions. Director Rollenhagen stated that the CPC viewed the front-yard setback restriction as a compromise.

E. OLD BUSINESS

There was no old business at this time.

F. NEW BUSINESS

1. CPC and HAB Joint Meeting, February 11, 2026, Discussion

Director Rollenhagen stated that the CPC is considering residential density restrictions primarily within the commercial zoning district and possibly reviewing height restrictions as well. This relates to the La Fun development site, and the CPC wants to consider if the code should be revised to better support these types of projects. The Commission invited HAB and the Urban Renewal Authority (URA) to a joint meeting on February 11, 2026 at 5:30 PM in Memorial Hall.

Several HAB members verified their planned attendance.

There was a discussion about height restrictions. Director Rollenhagen explained that variances require the developer to show a hardship of some nature. The City Council did not see a hardship with the La Fun site but believes the code may need to be revised to allow such projects.

Board Member Mogck inquired whether any HAB members would agree to her drafting a suggestion list in lieu of attending the additional meeting next month. Chair Gerbig stated that she would reach out to her point of contact at the URA or to Nancy Fortin before Mogck drafts the list.

HAB members were in consensual agreement about this plan.

2. Planning Department ADU Updates

Chair Gerbig stated that this was already covered in the Staff report section of the agenda.

3. Election of Officers

Chair Gerbig stated that her and Vice Chair German were comfortable staying in their roles as officers.

Secretary Allen stated that she was in favor of continuing in her officer role.

Board Member Karr made a motion to reelect the current Board Officers to continue in their roles. Board Member Bosley-Mitchell seconded the motion. The motion was carried (6-0).

4. Standard Operating Procedure Review

Planner Davison stated that the City Clerk wanted the SOP and the election of officers approved annually, but the HAB could opt for a two-year approval cycle for both the SOP review and the election of officers. Also, it was noted that the board will need to determine if alternates will be promoted by seniority or alphabetically.

Board Member Mogck moved to amend the SOP to include approval of the SOP on an annual basis. Chair Gerbig seconded the motion. The motion was approved (6-0).

Board Member Karr stated that it would make sense to rotate alternates by seniority.

Board Member Bosley-Mitchell made a motion to amend the SOP to rotate alternates by seniority. Board Member Karr seconded the motion. The motion was approved (6-0).

Board Member Quintana inquired if he could switch to an alternate. Chair Gerbig stated that she would write a letter to the City Clerk.

Board Member Bosley-Mitchell made a motion to approve the SOP as amended. Chair Gerbig seconded the motion. The motion was approved (6-0).

5. Staff Liaison – Agenda Structure Review (New Item Proposal)

Planner Davison inquired if the agenda structure could be revised to move the staff reports section to the beginning of the meeting instead of towards the end to ensure that HAB members are informed of current events and needs before discussion during the meeting. Planner Davison also asked to introduce a section called “agenda setting” at the end of the agenda.

Board Member Mogck made a motion to revise the agenda structure and to add an additional section to the meeting agenda. Secretary Allen seconded the motion. The motion was approved (6-0).

Secretary Allen inquired if the budget would allow her to attend the Regional Housing Needs Assessment event.

Director Rollenhagen stated that there was funding available to cover the attendance.

Chair Gerbig asked whether Nassif would be willing to go and report back to the HAB members.

Secretary Allen suggested that the training budget be revisited to align with our Board's annual goals.

Chair Gerbig agreed with Secretary Allen.

Board Member Karr suggested that the board add a Prop 123 update and discussion to the next agenda item.

G. ADJOURNMENT

Chair Gerbig moved to adjourn the meeting. The meeting adjourned at 6:44 PM.

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