



# City of Colorado Springs

City Hall  
107 N. Nevada Avenue  
Colorado Springs, CO  
80903

## Meeting Minutes - Final Planning Commission

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Thursday, November 17, 2016

8:30 AM

Council Chambers

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### 1. Call to Order

**Present:** 8 - Reggie Graham , Jeff Markewich, Vice Chair John Henninger, Chairperson Eric Phillips, Robert Shonkwiler, Ray Walkowski, Sherrie Gibson and Carl Smith

**Absent:** 1 - Rhonda McDonald

### 2. Approval of the Record of Decision (minutes)

[CPC 153](#) Approval of the October 20, 2016 Planning Commission Minutes

Presenter:

Eric Phillips, Chair, City Planning Commission

**Motion by Markewich, seconded by Vice Chair Henninger, that the Minutes for the October 20, 2016 City Planning Commission be approved . The motion passed by a vote of 8:0:1**

**Aye:** 8 - Graham, Markewich, Henninger, Chairperson Phillips, Shonkwiler, Walkowski, Gibson and Smith

**Absent:** 1 - McDonald

### 3. Communications

[CPC 152](#) A RESOLUTION OF APPRECIATION TO CHUCK DONLEY FOR THREE YEARS OF SERVICE ON THE CITY OF COLORADO SPRINGS PLANNING COMMISSION

Presenter:

Eric Phillips, Chair, City Planning Commission

[CPC-038](#) Chairperson Eric Phillips

[CPC-002](#) Director Updates, Peter Wysocki

### 4. CONSENT CALENDAR

**4.A.1** [CPC ZC 16-00113](#) A zone change of 2 acres from PIP-1 (Planned Industrial Park) to PBC (Planned Business Center) located at the southwest corner of Kelly Johnson Boulevard and Goddard Street.

(Quasi-Judicial)

Related File: CPC CP 16-00114

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**This Ordinance was adopted and forwarded to City Council on the Consent Calendar.**

- 4.A.2 [CPC CP 16-00114](#) A concept plan for a 96-room hotel located at the southwest corner of Kelly Johnson Boulevard and Goddard Street.

(Quasi-Judicial)

Related File: CPC ZC 16-00113

Presenter:  
Rachel Teixeira, Planner II, Planning and Community Development

**This Planning Case was adopted and forwarded to City Council on the Consent Calendar.**

- 4.B. [CPC CU 16-00121](#) A request for a conditional use to establish warehouse uses on 15.82 acres zoned C-6/P/AO (General Business with Planned Provisional and Airport Overlays), and addressed as 3990, 4040, 4060 and 4140 East Bijou Street.

(Quasi-Judicial)

Presenter:  
Michael Turisk, Planner II, Planning and Community Development

**This Planning Case was adopted on the Consent Calendar.**

- 4.C. [CPC SN 16-00128](#) A street name change from Compassion Drive to Secretariat Drive located to the south of Middle Creek Parkway extending south to the future extension of Ridgeline Drive.

(Quasi-Judicial)

Presenter:  
Daniel Sexton, Senior Planner, Planning & Community Development

**This Planning Case was adopted on the Consent Calendar.**

### Approval of the Consent Agenda

**Motion by Gibson, seconded by Walkowski, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 8:0:1**

**Aye:** 8 - Graham, Markewich, Henninger, Chairperson Phillips, Shonkwiler, Walkowski, Gibson and Smith

**Absent:** 1 - McDonald

**These items will be acted upon as a whole, unless a specific item is called for discussion by a Commissioner or a citizen wishing to address the Planning Commission. (Any items called up for separate consideration shall be acted upon following the Consent Vote.)**

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS CALENDAR**

**7. WORK SESSION**

[CPC 151](#)      Debrief on American Planning Association

Peter Wysocki

**8. Adjourn**