



**COLORADO SPRINGS  
AIRPORT**

Colorado's small airport

**MINUTES**

**Airport Advisory Commission**

**Wednesday, March 23, 2022**

**3:00PM – 5:00PM**

**Colorado Springs Airport Conference Room B**

**(Public Via Teleconference)**

**Teams Meeting**

**VOTING**

**COMMISSIONERS PRESENT:**

Bill Nichols – Interim Chairman  
Danny Mientka – Commissioner  
Michelle Ruehl – Commissioner (via TEAMS)  
David L. Couch – Commissioner (via TEAMS, arrived late)

**VOTING**

**COMMISSIONERS ABSENT:**

Mark Volcheff – Commissioner

**NON-VOTING**

**MEMBERS PRESENT:**

Al Peterson – Alternate Commissioner  
Dave Elliot – Meadow Lake Airport Liaison  
Randy Helms – City Council Representative (via TEAMS)  
County Commissioner Stan VanderWerf – Liaison  
Commissioner (arrived late)  
County Commissioner Longinos Gonzalez, Jr. – Liaison  
Commissioner (via TEAMS)

**NON-VOTING**

**MEMBERS ABSENT:**

Dr. Brian Erling – Alternate Commissioner  
Wayne Williams – City Council Representative

**CITY STAFF PRESENT:**

Greg Phillips – Director of Aviation  
Michael Gendill – Senior Attorney  
Jennifer Cook – Executive Assistant  
Dana Jackson – Properties Manager  
Kristine Andrews – Environmental Health & Safety Specialist  
Joe Nevill – Air Service Development Manager  
Chris Padilla – Senior Analyst  
Ivette Rentas – Customer Relations Coordinator (via TEAMS)  
Josh MacCammon, Air Service Development Analyst II (via TEAMS)

**GUESTS PRESENT:**

Bob Sedlacek – Paradies  
Wayne Heilman – The Gazette  
Craig Dossey – El Paso County (via TEAMS)  
Nina Ruiz – El Paso County (via TEAMS)  
Hilary Fletcher – Aviation (via TEAMS)  
Tony Davis – Aviation (via TEAMS)  
Other attendees via phone were unknown

I. **MEETING CALLED TO ORDER at 3: 01PM MARCH 23, 2022, by INTERIM CHAIRMAN NICHOLS**

II. **APPROVAL OF THE FEBRUARY 23, 2022 MEETING MINUTES**

Alternate Commissioner Peterson made a motion to approve the February 23, 2022 meeting minutes. Commissioner Ruehl seconded.

Discussion: None

VOTE: **APPROVED (Unanimous, Roll Call Passes 4 Yes).**

III. **COMMUNICATIONS**

- Interim Chairman Nichols added to the agenda a Master Plan update under the Director's Airport Business Report (item VI, section A, first bullet point).

IV. **PUBLIC COMMENT**

- None

V. **NEW BUSINESS AND REPORT ITEMS**

A. **Land Use Review** – Kris Andrews

Kris Andrews presented seven (7) Land Use Items.

Commissioner Mientka made a motion to recommend approval of Land Use Items #1, #2, #3, and #5 as presented by airport staff. Alternate Commissioner Peterson seconded.

VOTE: **APPROVED (Unanimous, Roll Call Passes 4 Yes)**

Land Use Item #4: Briefed

Kris Andrews gave a detailed briefing on Land Use Item #4, request by First & Main, LLC for approval of a minor amendment development plan to the South Carefree Circle telecommunications facility. The amendment includes the installation of a new Verizon Wireless communication facility antenna removing existing antennas and replacing with twelve (12) new antennas on an existing 60-foot-high tower with no change in height. The site is currently zoned PBC/AO (Planned Business Center/Airport Overlay) and located northwest of Tutt Boulevard and South Carefree Circle.

Land Use Item #6: Briefed

Kris Andrews gave a detailed briefing on Land Use Item #6, request by Retherford Enterprises, Inc., on behalf of Verizon Wireless for approval of a minor amendment to an existing development plan. The amendment includes a collocation to an existing facility and removing and replacing equipment and antennas with no changes to the tower height. The site is zoned PBC/UV/CU/AO (Planned Business Center with Use Variance, Conditional Use and Airport Overlay) and consists of 5.91 acres. The facility is located southeast of South Academy Boulevard and Fountain Boulevard at 1803 S Academy Blvd.

Discussion: Interim Chairman Nichols asked for clarification on the activation of C-Band.

Ensuing a detailed discussion regarding 5G and C-Band, the discussion was tabled pending additional information.

Commissioner Mientka made a motion to table approval of Land Use Items #4 and #6 as presented by airport staff pending additional information. Alternate Commissioner Peterson seconded.

**VOTE: TABLED (Unanimous, Roll Call Passes 4 Yes)**

Land Use Item #7: Briefed

Kris Andrews gave a detailed briefing on Land Use Item #7, request by Kimley-Horn on behalf of Rockwood Homes LLC for approval of a rezone for Claremont Ranch West from PUD CAD-O (Commercial/Hotel District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) CAD-O District. The parcel is located in the northeast corner of Marksheffel Road and US 24 intersection. The property consists of ±9.8 acres. **Concurrent Request:** Request for approval of an amendment to the Claremont Ranch Sketch Plan to change proposed land use from Hotel/Commercial to Multi-family Residential.

Discussion: Interim Chairman Nichols asked for clarification of permissible residential development within Accident Potential Zone 2 (APZ-2). Kris Andrews responded that residential development within APZ-2 is restricted under the City of Colorado Springs Zoning Codes, but residential developments within APZ-2 under the El Paso County Zoning Codes is permitted.

Ensuing a detailed discussion regarding residential development within APZ-2 under the City of Colorado Springs Zoning Codes and the El Paso County Zoning Codes, the Commission was provided with sufficient information to render a recommendation.

Interim Chairman Nichols made a motion to recommend approval of Land Use Item #7 based upon airport staff recommendations and conditions of approval as stated in the Land Use Item. Alternate Commissioner Peterson seconded.

**VOTE: APPROVED (Unanimous, Roll Call Passes 4 Yes)**

## **B. Director's Airport Business Report**

- **Master Plan**
  - Introduction of Tyler Hardman, Airport Planner
  - Tony Davis, Planning Project Manager with Aviation, provided an update of the Colorado Springs Airport (COS) Master Plan to the Airport Advisory Commission.
  - Public and user group meetings will be held virtually on Wednesday, March 30, 2022. Meeting links listed on [www.coloradospringsairportmasterplan.com](http://www.coloradospringsairportmasterplan.com)
  
- **Project Status Report**
  - Airport/Airfield construction report presented by Greg Phillips.
  - Taxiway Bravo rehabilitation scaled back due to funding and supply chain issues.
  
- **Traffic Trend Report**
  - The airline data analysis was presented by Joe Nevill.
  - Colorado Springs Airport (COS) had 69,894 enplanements for the month of February 2022, 148.6 percent increase over February 2021.
  - February 2022 seats were 92,367 between all five carriers, COS has 87.3 percent more seats in the market than in February 2021.
  - Delta Air Lines announced nonstop service to Atlanta (ATL) would begin August 9, 2022, offering direct and worldwide connecting options.
  
- **COS Financial Report**
  - COS financial report presented by Chris Padilla.
  
- **Airport Business Development Report**
  - Airport business development report presented by Dana Jackson.
  - General Aviation (GA) has several developments/properties in varying stages of negotiations.
  - The hotel site will tentatively commence construction in April/May 2022.
  - US Forest Service (USFS) tanker base and storage facility to be completed in May 2022.
  - Flywheel East (spec office) and Aerospace developments continue construction.

## **C. General Business** – Director Greg Phillips

- Greg Phillips shared that during the City Council meeting held on March 22, 2022, the Colorado Asphalt Paving Association (CAPA) presented COS with the “Best in Colorado” award in the airport category for the 2021 pavement rehabilitation project to west runway – Runway 17R/35L.
- The US Forest Service (USFS) tanker base facility will have a ribbon cutting on May 25, 2022.
- City Council has posted the Airport Advisory Commission (AAC) vacancies to begin the process to fill them.

**D. Chairman's Report – Interim Chairman Nichols**

- Airport Advisory Commission (AAC) vacancies have been posted on the City website.

**VI. OTHER BUSINESS**

- Washington Update – Commissioner Ruehl
  - None

**VII. COMMISSION MEMBERS' COMMENTS**

- Interim Chairman Nichols shared the passing of Commissioner Chic Myers.
- Commissioners and COS staff shared their condolences, personal thoughts, and gratitude of Commissioner Chic Myers.

**VIII. CHAIRMAN'S COMMENTS**

- None

**IX. ADJOURNMENT**

- Interim Chairman Nichols adjourned the meeting at 5:13 P.M.

**The next meeting date is Wednesday, April 27, 2022**