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<https://us06web.zoom.us/j/81940562844?pwd=aajE09ZvcPbdRIjT8BZ7WONkkB1q3y.1>

Join via phone at 1-719-359-4580 **Meeting ID:** 819 4056 2844
Meeting Passcode: 284545

AGENDA

Call to Order

Roll Call

Consent Items

- A. Approval of Agenda
- B. Approval of Minutes

Public Comment

Public comments are limited to three (3) minutes. When you are recognized, please stand, state your name, and then address the Board in a professional manner.

The Commissioners may not respond to your comments during this meeting, rather they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up.

General Business

- A. Tacos & Tortas Final Plan Review

Discussion

Adjourn

Agenda Approved By:

Wendy Frenzel,
Chairperson

Agenda Approved By:

Chairperson Wendy Frenzel

Time Posted: 4:00pm

MEETING PROTOCOL AND STANDARDS OF CONDUCT

Public Participation

Public comment is encouraged and will be listed as an agenda item at every regular Planning Commission meeting.

Each individual wishing to be heard during the public comment period will be given up to three (3) minutes to make a comment.

The public comment period will not be used to make political endorsements or for political campaign purposes.

Questions from the Board will be for clarification purposes only. Public comment will not be used as a time for problem-solving or reacting to comments made but, rather, for listening to the comments of citizens without taking any formal action.

The Board may direct the Town Administrator to provide information requested by a speaker during the public comment period.

Speakers are not allowed to make belligerent, accusatory, impertinent, slanderous, threatening, abusive, or disparaging comments.

The Chair may elect to defer public comment on a specific issue that appears on the regular agenda until that specific item is addressed.

The Chair may call for order when sidebar conversations occur in the audience. Those conversations are distracting from the Board addressing the topics at hand.

Members of the public who do not follow proper conduct after a warning in a public meeting may be barred from further participation at that meeting or removed from the Board Chambers pursuant to the Kiowa Municipal Code and Colorado Revised Statutes.

ACTION MAY BE TAKEN ON ANY AND ALL ITEMS LISTED ON THE AGENDA

All visitors must contact the Town Clerk five (5) business days before a scheduled meeting to be placed on the agenda. If special accommodations are necessary per ADA, contact 303-621-2366 prior to the meeting.



*Planning Commission Meeting
Regular Meeting Minutes
404 Comanche St., Kiowa Town Hall
November 19, 2025 @ 6:00 pm*

CALL TO ORDER

The regular meeting of the Town of Kiowa Planning Commission was called to order at 6:00 pm by Co-Chairperson Julie Mizak

ROLL CALL

Present: , Co-Chairperson Julie Mizak, Commissioner Shannon Lane, Commissioner Todd Lane, Commissioner Lori Rafferty, Commissioner Sandy Kalisch on Zoom, and Chairperson Wendy Frenzel on Zoom,

Also present:

Kim Boyd, Town Administrator

Sasha Davidson, Town Clerk

Tammy Hart, Mayor Pro Tem

There was a quorum for conducting business.

CONSENT ITEMS

Co-Chairperson Julie Mizak entertained a motion to approve the agenda. Commissioner Todd Lane moved to approve the agenda with the change, and Commissioner Lori Rafferty seconded the motion, and the motion carried 6-0 with no discussion.

Co-Chairperson Julie Mizak entertained a motion to approve the minutes from the August 20, 2025, meeting. Commissioner Lori Rafferty moved to approve of the minutes from the August 20, 2025, meeting. Commissioner Todd Lane seconded the motion, and the motion carried 6-0 with no discussion.

PUBLIC COMMENT

The following public comments were given regarding the Special Use Permits for the Kiowa Bar at 228 Comanche and the 1891 Exchange & Saloon at 222 Comanche.

Emily Basquez sent in a written public comment supporting the Kiowa Bar, which was read into the record by Town Clerk Sasha Davidson.

Lynette – Manager of Elizabeth Kitchen and Bar – Supporting Kiowa Bar

Debbie Ullom – Supporting Kiowa Bar

Joey Kuhn – Spoke about both the 1891 Exchange & Saloon and Kiowa Bar

Stacy Weber – Supporting Kiowa Bar

Cyrus Cole – Support of two bars

Karen Carter – Support of two bars

Charles Ryder – Supporting Kiowa Bar, Support of two bars

PUBLIC NOTICE

- A. Special Use Permit – 228 Comanche – Operate as Bar/Tavern – Kiowa Bar** – The applicants spoke about their permit request. Discussion was held by the board. Co-Chairperson Julie Mizak entertained a motion to approve the special use permit for the Kiowa Bar at 228

Comanche to operate as a Bar/Tavern. Chairperson Wendy Frenzel moved to approve the special permit request for the Kiowa Bar at 228 Comanche to operate as a Bar/Tavern. Commissioner Todd Lane seconded the motion, and the motion carried 6-0 with no discussion.

B. Special Use Permit – 222 Comanche – New Bar – 1891 Exchange & Saloon - The applicants spoke about their permit request. Discussion was held by the board. Co-Chairperson Julie Mizak entertained a motion to approve the special use permit for the 1891 Exchange & Saloon at 228 Comanche to operate as a Bar/Tavern. Commissioner Sandy Kalisch moved to approve the special permit request for the 1891 Exchange & Saloon at 222 Comanche to operate as a Bar/Tavern. Commissioner Lori Rafferty seconded the motion, and the motion carried 6-0 with no discussion.

OLD BUSINESS

None

NEW BUSINESS

CORRESPONDENCE/INFORMATION/REVIEW/DISCUSSION

None

ADJOURN

Co-Chairperson Julie Mizak entertained a motion to adjourn the meeting. Commissioner Shannon Lane moved to adjourn at 6:45pm, and Commissioner Lori Rafferty The motion carried 6-0 with no discussion.

The next regular meeting will be on December 17, 2025, at Town Hall at 6:00 p.m.

Minutes approved by:

Wendy Frenzel, Chairperson

Sasha Davidson, Town Clerk

SHEET INDEX:

ARCHITECTURAL:

ARCHITECTURAL INNOVATORS, INC.
303-567-0100
mcaistor@gmail.com

- EX-1 EXISTING & DEMO
- A0- SITE PLAN
- A1: MAIN FLOOR PLAN
- A2: ELEVATIONS
- A3: ROOF PLAN
- A4: SECTIONS

MECHANICAL & PLUMBING ENGINEERING:

CHARTIANO ENGINEERING
719-330-6823

- M-001 GENERAL INFORMATION
- M-001A SCHEDULES
- M-111 MECHANICAL PLAN
- M-112 MECH. ROOF PLAN
- P-001 PLUMBING PLAN
- P-111 PLUMBING DETAILS
- P-111A DOMESTIC WATER

ELECTRICAL ENGINEERING:

COLORADO ELECTRICAL ENGINEERING L.L.C
303-587-5583

- E1 ELEC. SCHEDULE
- E2.0 POWER PLAN
- E3.0 LIGHTING PLAN

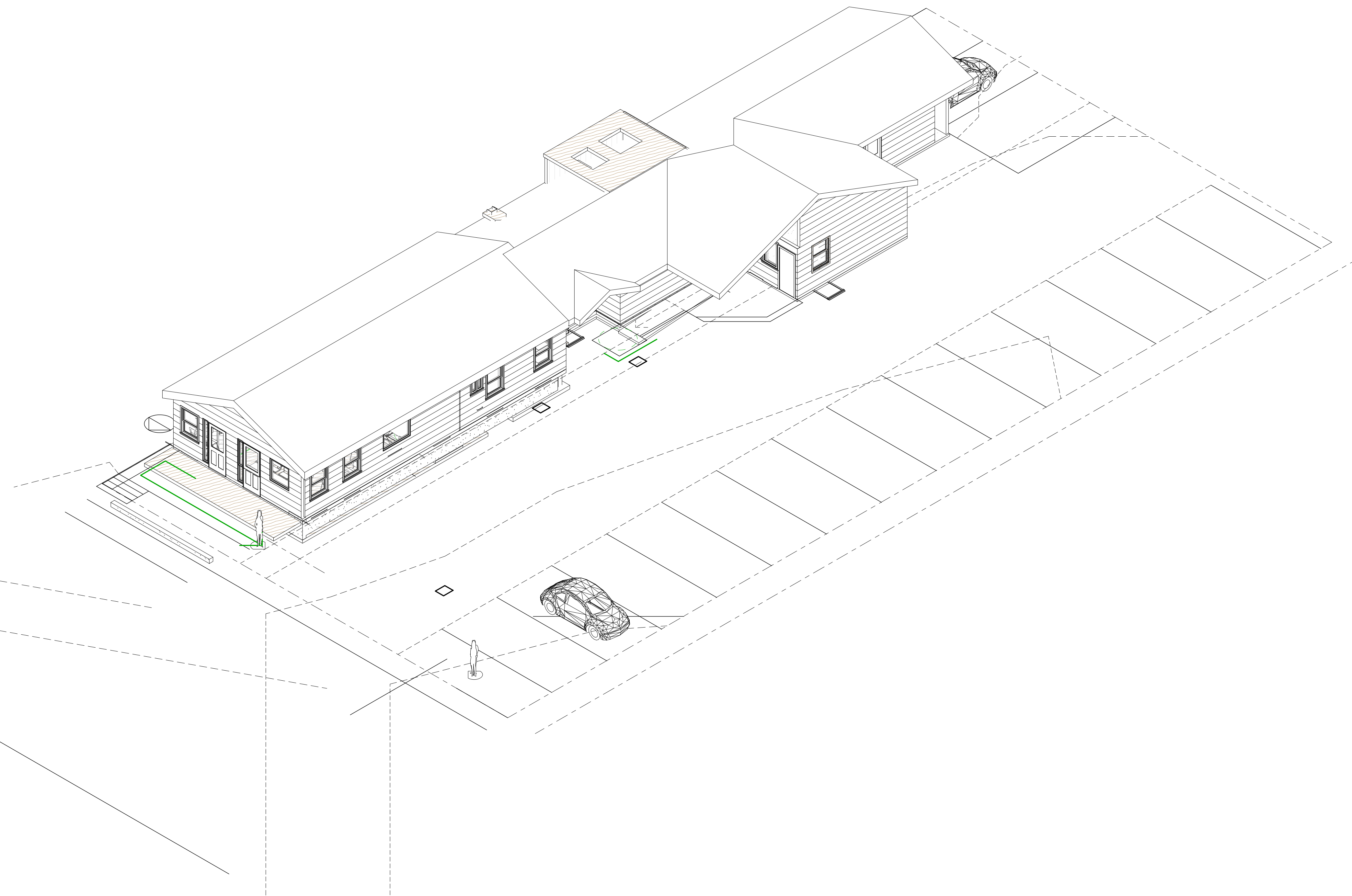
STRUCTURAL ENGINEERING:

ENVISION DESIGN
720-224-6613

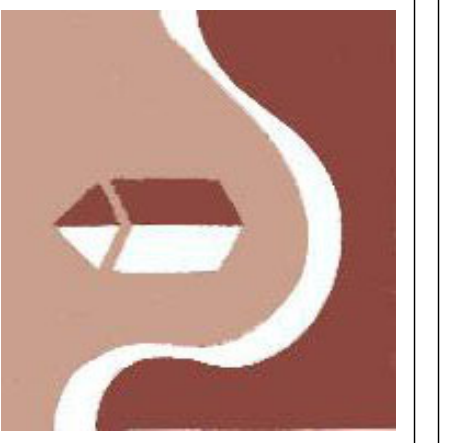
- S1.1 FOUNDATION
- S2.1 FLOOR FRAMING
- S2.2 ROOF FRAMING
- S3.1 FRAMING SECTIONS

SURVEYOR:

HIGH PLAINS SURVEYING
970-531-1120



ARCHITECTURAL
INNOVATORS
INC.
BOX 30
IDAHO SPRINGS, CO. 80452
303-567-0100



TACO SELENE
326 COMMANCHE STREET
KIOWA, CO.

No.	Description	Date



Cover Sheet

Project numberProject Number
Date 1/29/26
Drawn by M. Caistor
Checked by MC.

C1
Scale 1/8" = 1'-0"

2/2/2026 4:49:01 PM

CODE ANALYSIS:

2018 IBC ,IFC,IMC, IPC, IFGA, & ANSI A -117.1 -2009
 2018 IEBC 301.3, C503, & C505 IEBC 301.3.2 WORK AREA COMPLIANCE METHOD (CHANGE OF OCCUPANCY)
 EXISTING ONE STORY BUILT ABOUT 1948
 TYPE V-B CONSTRUCTION : EXIST. 2 X 6 EXT. WALL WALL ; WD. TRUSSES & ROOF JSTS
 CHANGE OF USE FROM BANK TO RESTAURANT

IECC 2018 ZONE 5 GFA R-21 WALLS R-38 ROOF
 NEW ALARM & DETECTION , NO FIRE SPRINKLER.

IBC 2018 OCCUPANCY 1004.5:

A OCCUPANCY : DINING AREA 420 SF / 15 SF = 28 OCCUPANTS
 12 FIXED SEATS

B OCCUPANCY: SERVICE AREA : 393 SF
 KITCHEN AREA : 610 SF
 1003 SF
 LESS HALLWAY & BATH = 77 SF
 926 SF

926 SF /150 SF = 6.2 OCCUPANTS

TOTAL: 47 OCCUPANTS

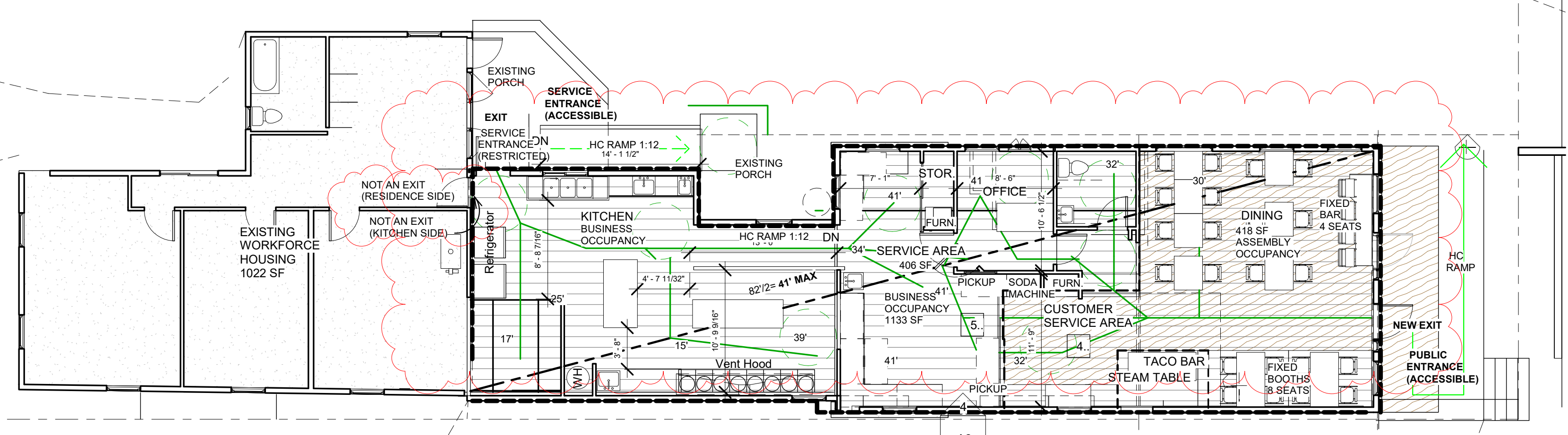
THIS IS LESS THAN 50 OCCUPANTS PER 303.1 USE B OCCUPANCY FOR RESTAURANT

ALLOWABLE AREA:
 A-2 : 6,000 SF
 R-2 : 7,000 SF
 ACTUAL BUILDING AREA: 2740
 MIXED-USE STRATEGY : NON-SEPARATED

ZONING C-1
 PRIMARY USE: RESTAURANT
 BUILDING FORM: RESTAURANT
 GROSS FLR AREA: 1720 SF

B: OCCUPANCY RESTAURANT
 1720 SF / 150 SF = 12 SPACES REQUIRED

2 BED RESIDENTIAL/ CARETAKER SHARED SPACES
 16 PROVIDED ON SITE



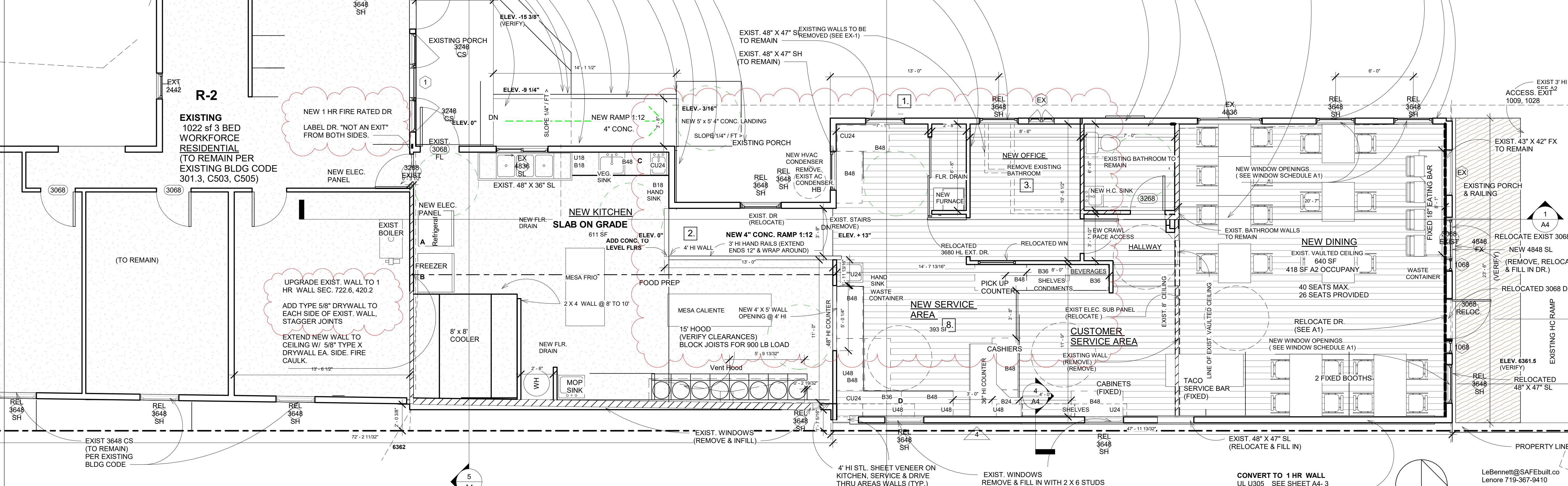
WINDOW SCHEDULE

QUAN.	DESCRIPT.	ROUGH OPEN.	COMMENTS
3	3648 SH	35 1/2" X 47 1/2"	FROM SITE INVENTORY
1	EX 4342 SL	TO REMAIN	EXISTING
2	EX 4836 SL	TO REMAIN	EXISTING
1	4848 SL	47 1/2" X 47 1/2"	
1	EX 4847 SL	47 1/2" X 46 1/2"	EXIST: RELOCATE (VERIFY)

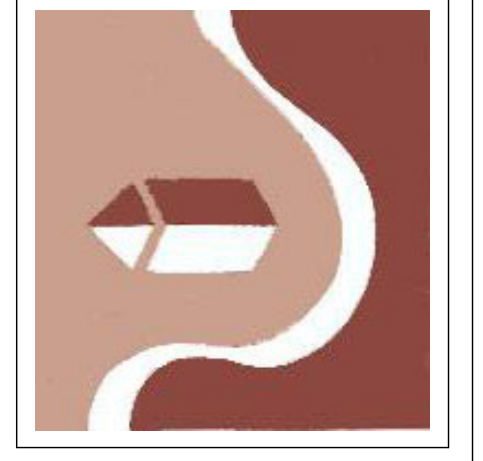
EQUIPMENT:

KITCHEN:
 A) 1-2 Two Door Kitchen Refrigerator
 B) 1-2 Door Kitchen Freezer
 C) 1- Blender
 D) 1 Microwave
 E) 8- Gas Cooktops

NEW 42" HI GUARD RAIL, 36" HI HANDRAIL W/ PT 1 X 4'S @ 5' O.C.
 NEW EXT. LTS. 1008,2,3 ABOVE LANDINGS (RECESSED IN OVERHANGS)
 WRAP 12" HANDRAIL EXT. AROUND LANDING /WALL
 WRAP 12" HANDRAIL EXT. AROUND LANDING /STAIRS
 NEW MIN. 4" HI CONC. CURB ABOVE RAMP 405.9 (TYP.)
 NEW 36" HI RAIL W/ PT 1 X 4'S @ 5' O.C. (SEE A2)
 36" HANDRAIL (AGAINST WALL)
 DRAINAGE WEEP
 WRAP 12" HANDRAIL EXT. AROUND LANDING PARTIALLY REMOVE EXIST. DECK FOR HC RAMP



ARCHITECTURAL INNOVATORS INC.
 BOX 30
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 303-567-0100



TACO SELENE
 326 COMMANCHE STREET
 KIOWA, CO.

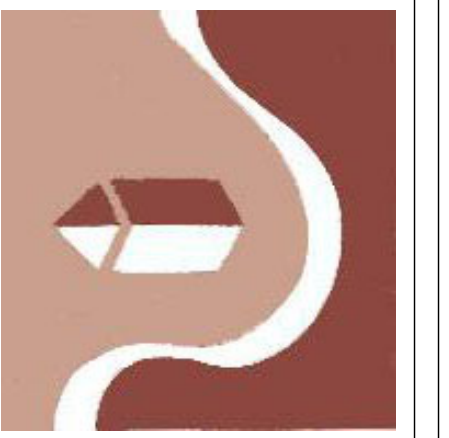
No.	Description	Date
Revision 1		Date 1



Floor Plans

6360	Project number	Project Number
	Date	1/29/26
	Drawn by	M. Caistor
	Checked by	M.C.
Scale		As indicated

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TACO SELENE
326 COMMANCHE STREET
KIOWA, CO.

No.	Description	Date
1	Revision 1	Date 1

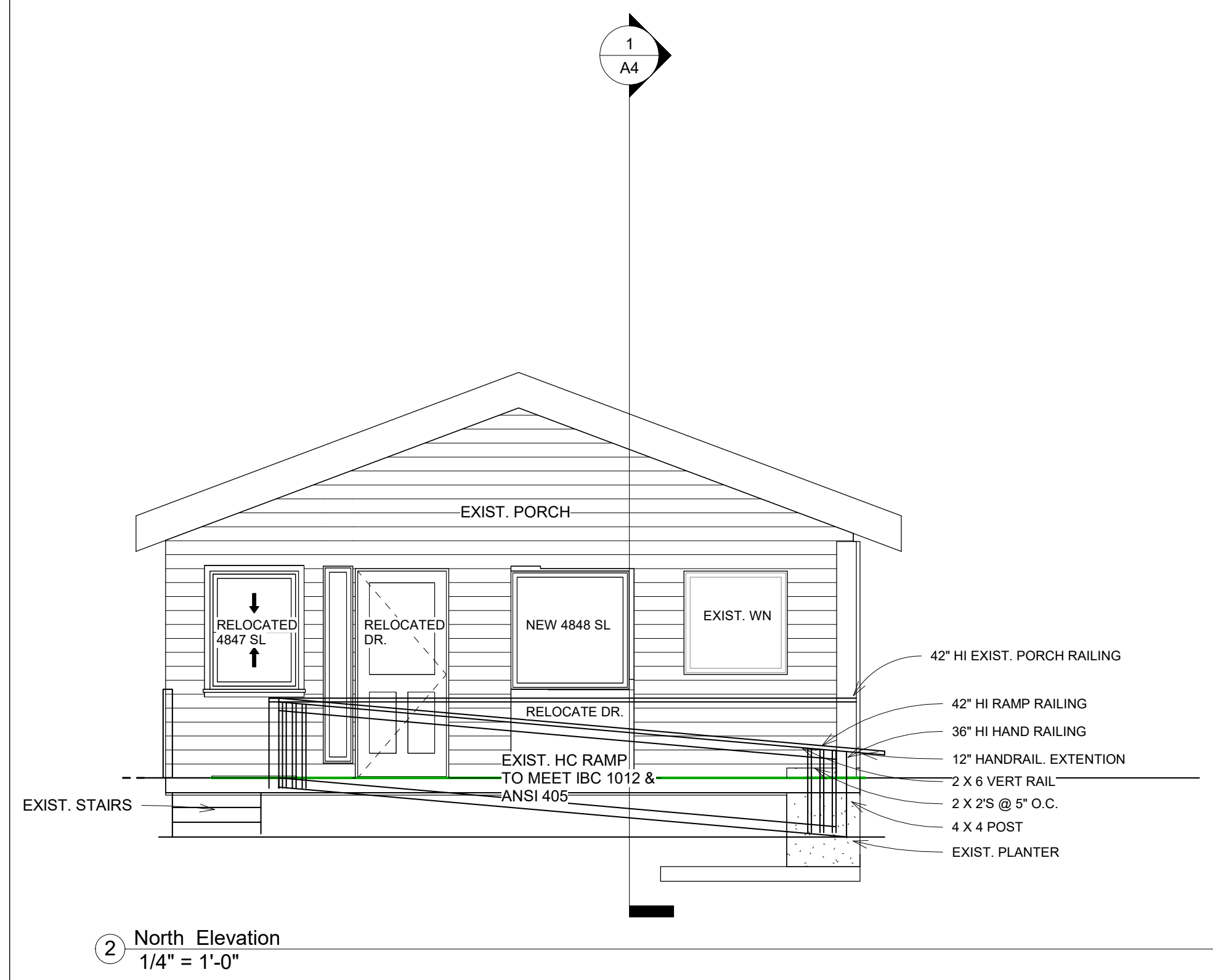


Elevations

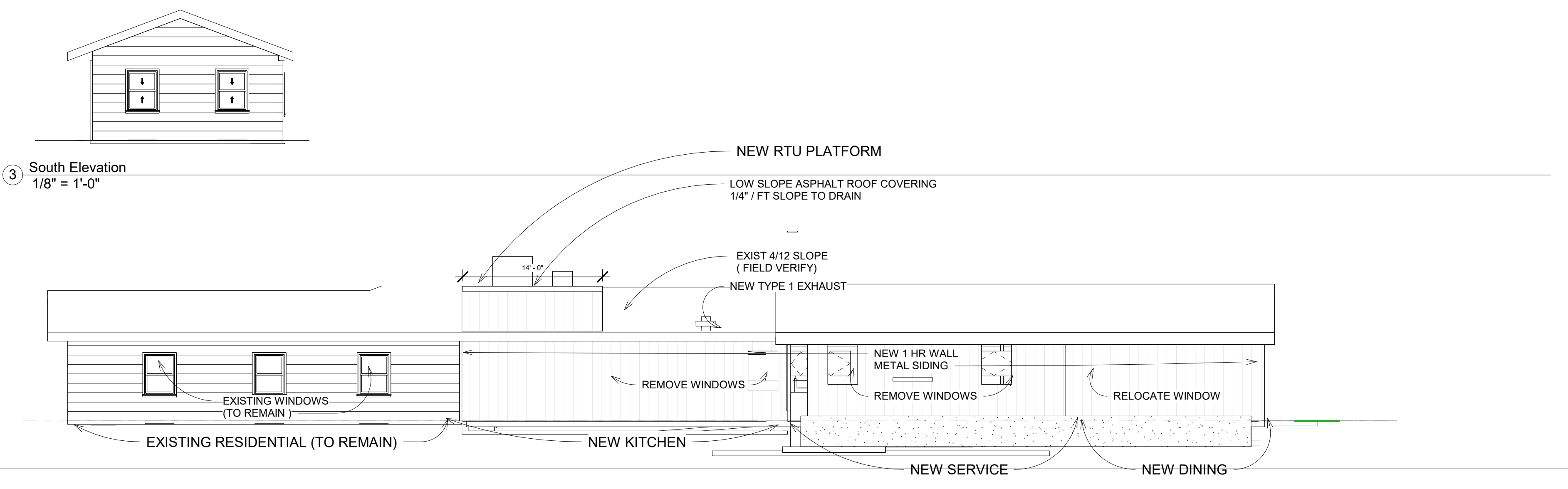
Project number: Project Number
Date: 1/29/26
Drawn by: M. CAISTOR
Checked by: M. C.

Scale: As indicated

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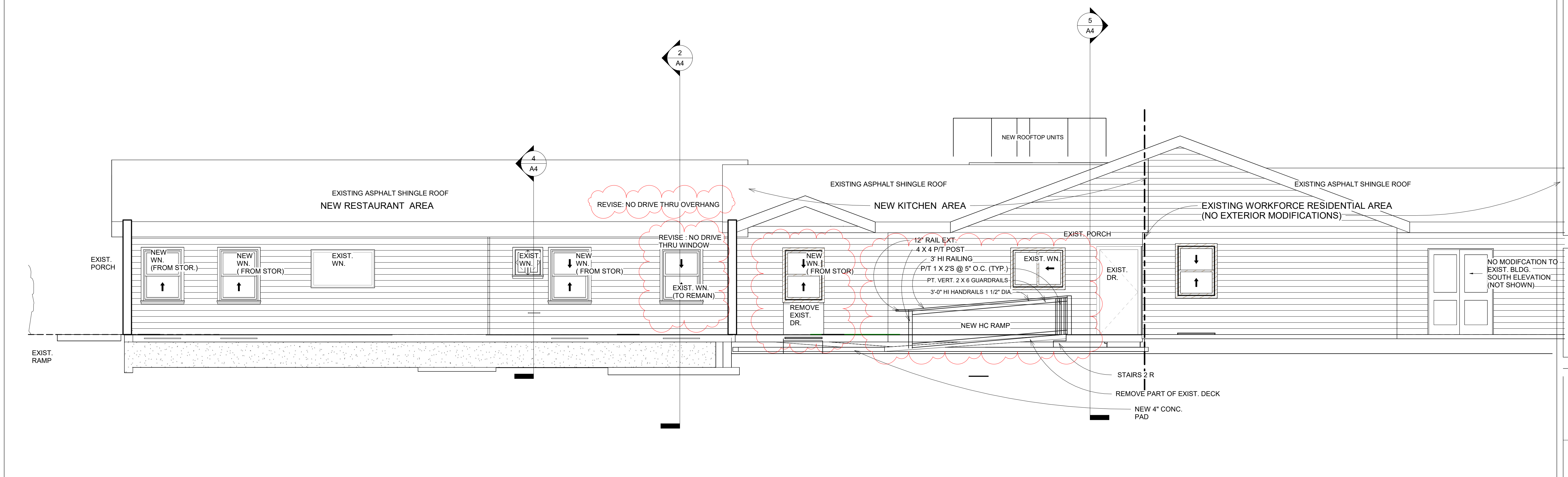
2 North Elevation
1/4" = 1'-0"



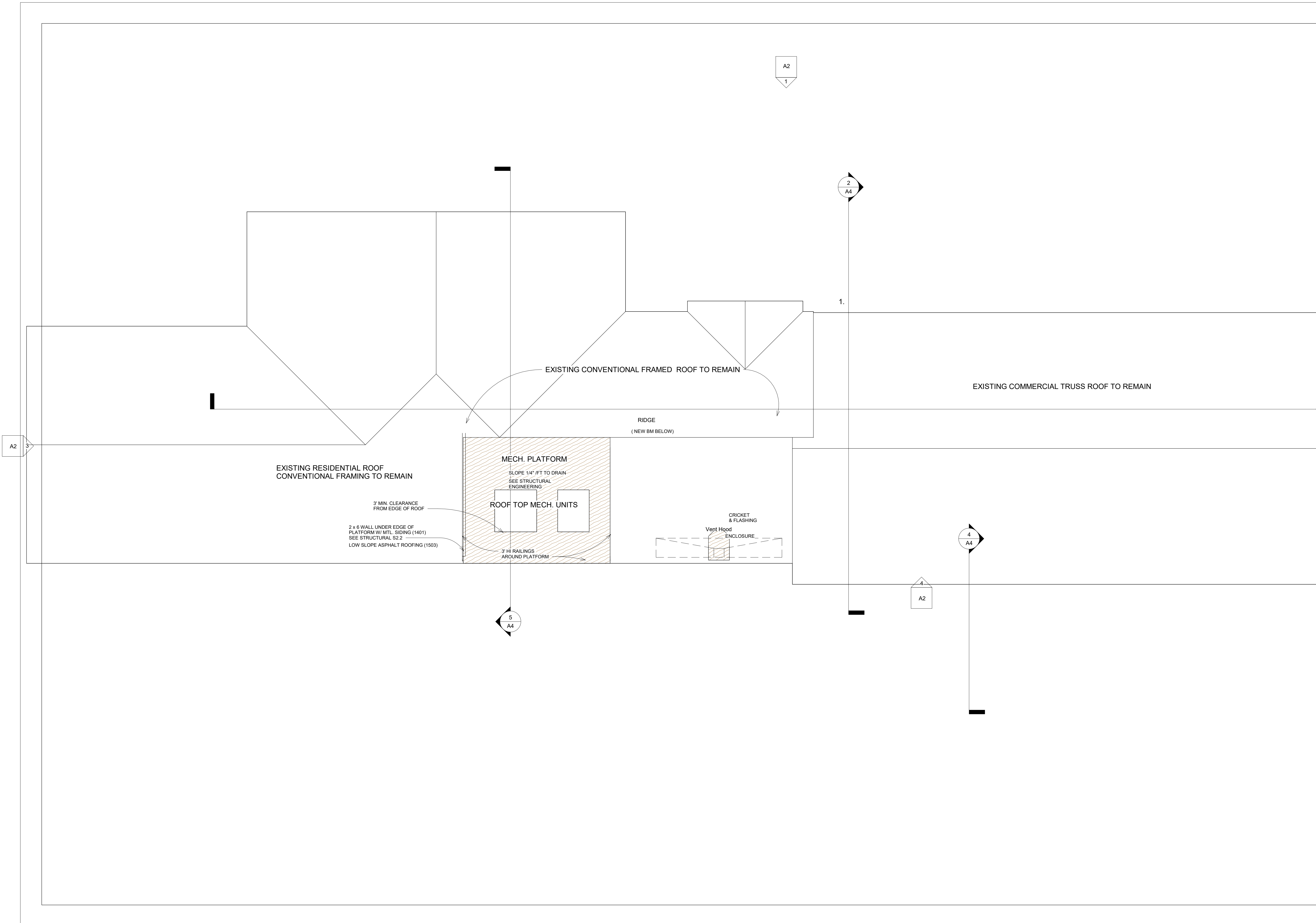
3 South Elevation
1/8" = 1'-0"



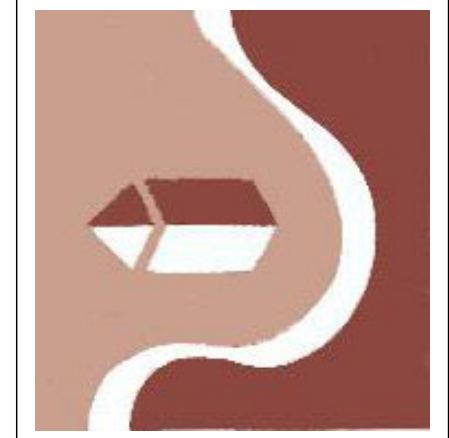
4 East Elevation
1/8" = 1'-0"



1 West Elevation
1/4" = 1'-0"



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TACO SELENE
326 COMMANCHE STREET
KIOWA, CO.

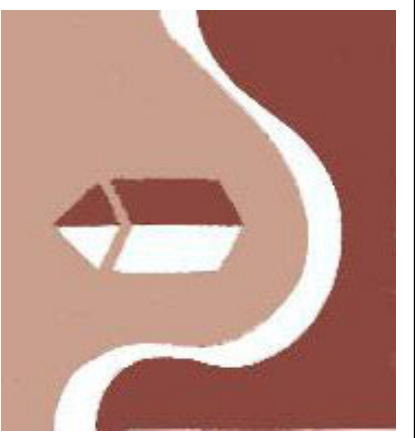
No.	Description	Date



Roof Plan

Project numberProject Number
Date 1/29/26
Drawn by M. CAISTOR
Checked by M. C.

A3
Scale 1/4" = 1'-0"



No.	Description	Date
1	Revision 1	Date 1

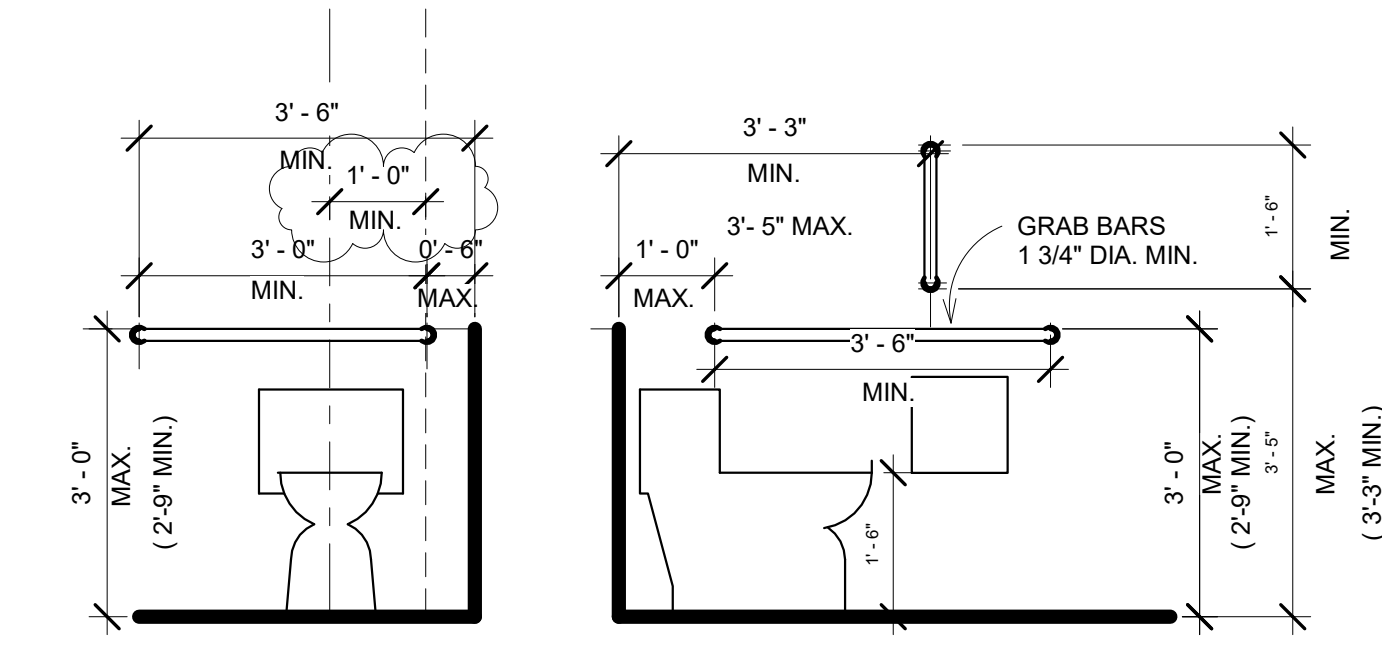


Sections

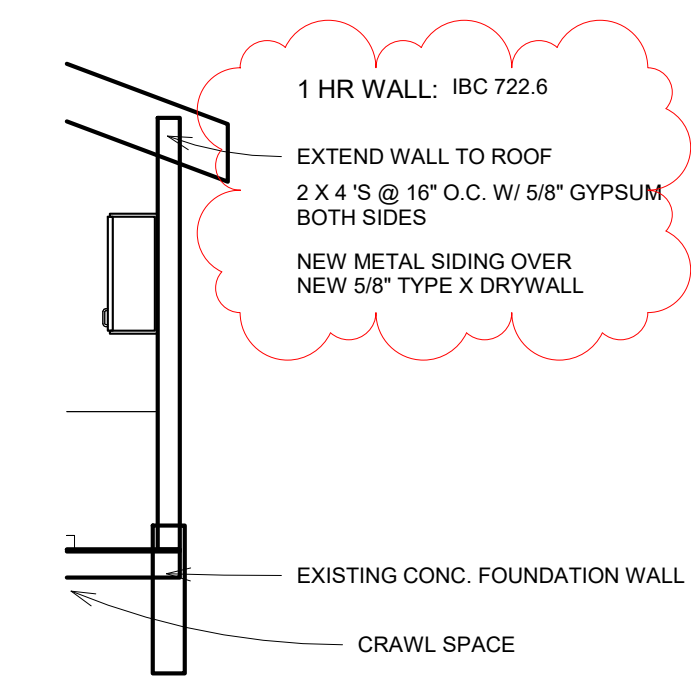
Project number Project Number
Date 1/29/26
Drawn by M. Caistor
Checked by Checker

A4
Scale As indicated

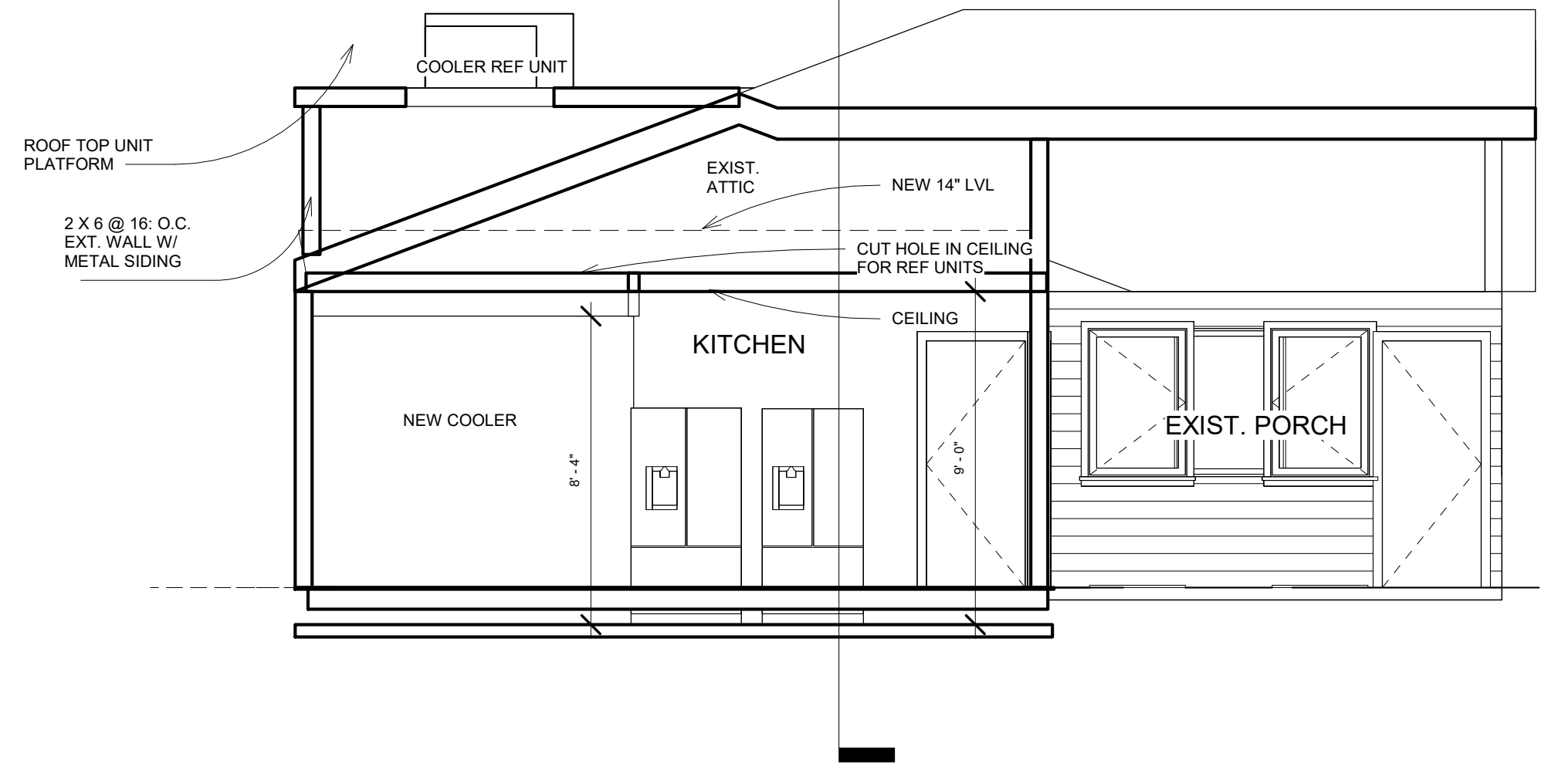
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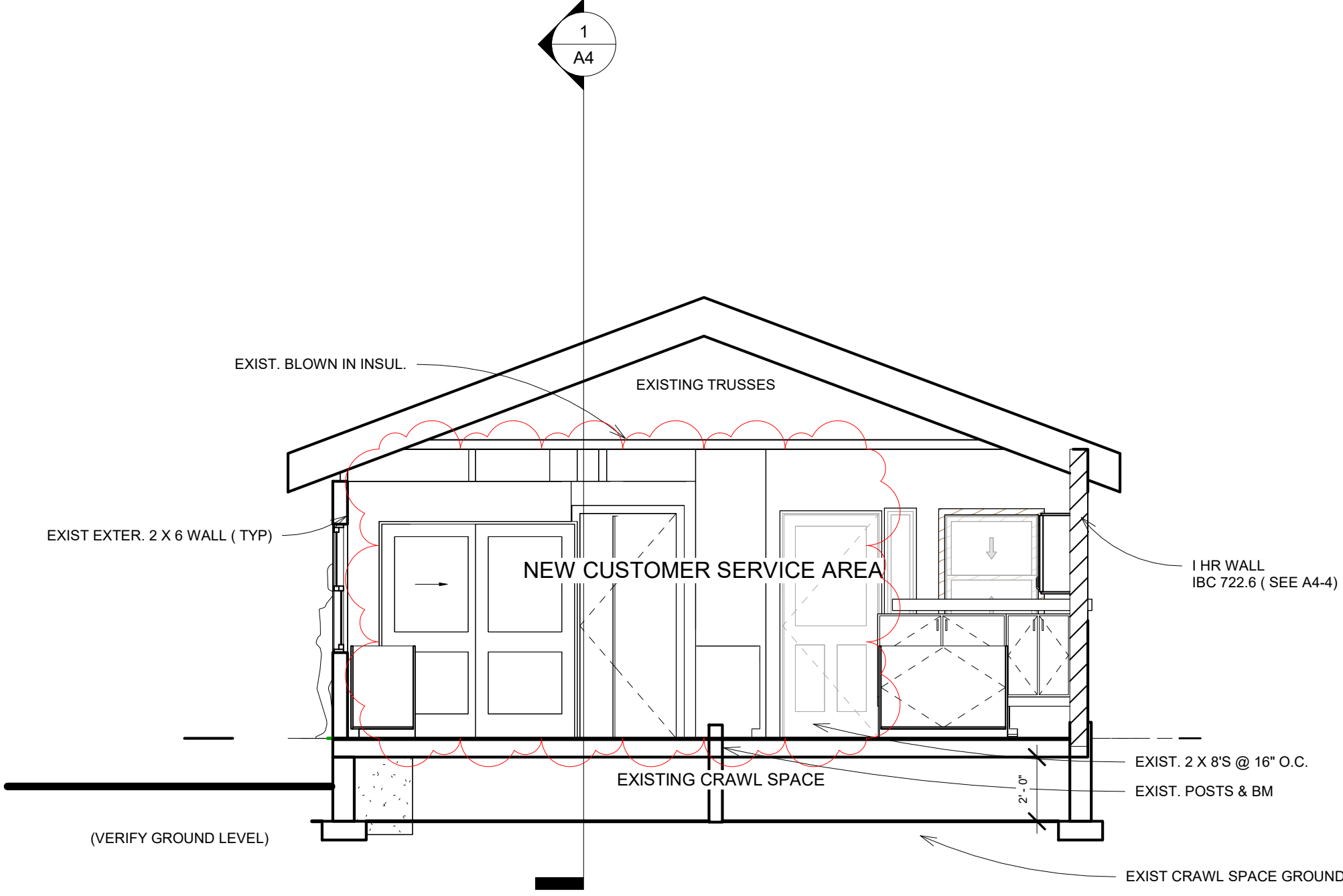
3 HC Bath
1/2" = 1'-0"



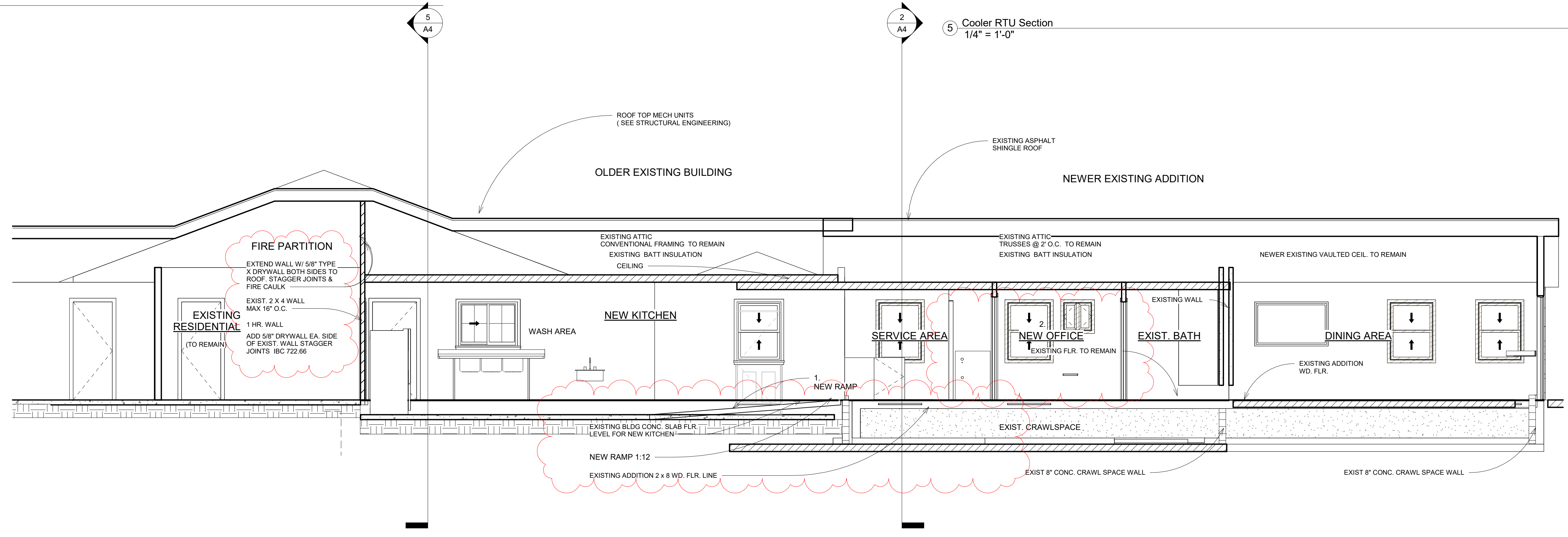
4 1 hr. Exterior Wall
1/4" = 1'-0"



5 Cooler RTU Section
1/4" = 1'-0"

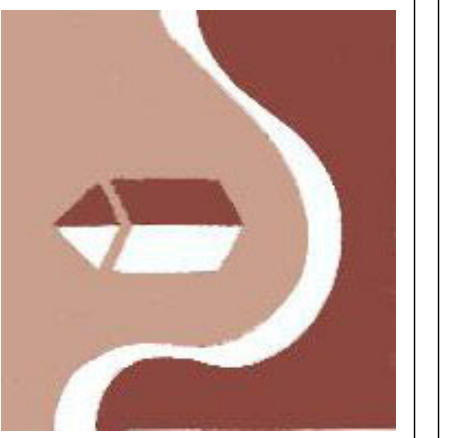


2 Transverse Section
1/4" = 1'-0"



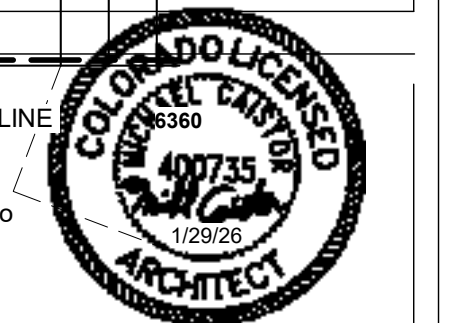
1 Longitudinal Section
1/4" = 1'-0"

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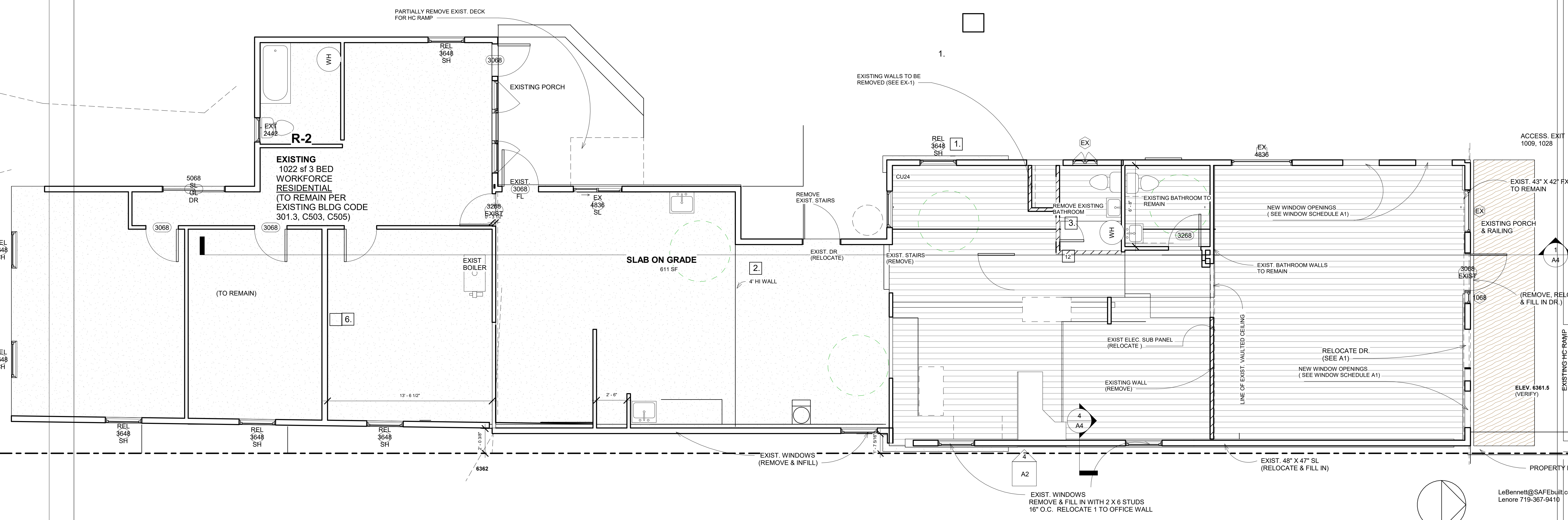
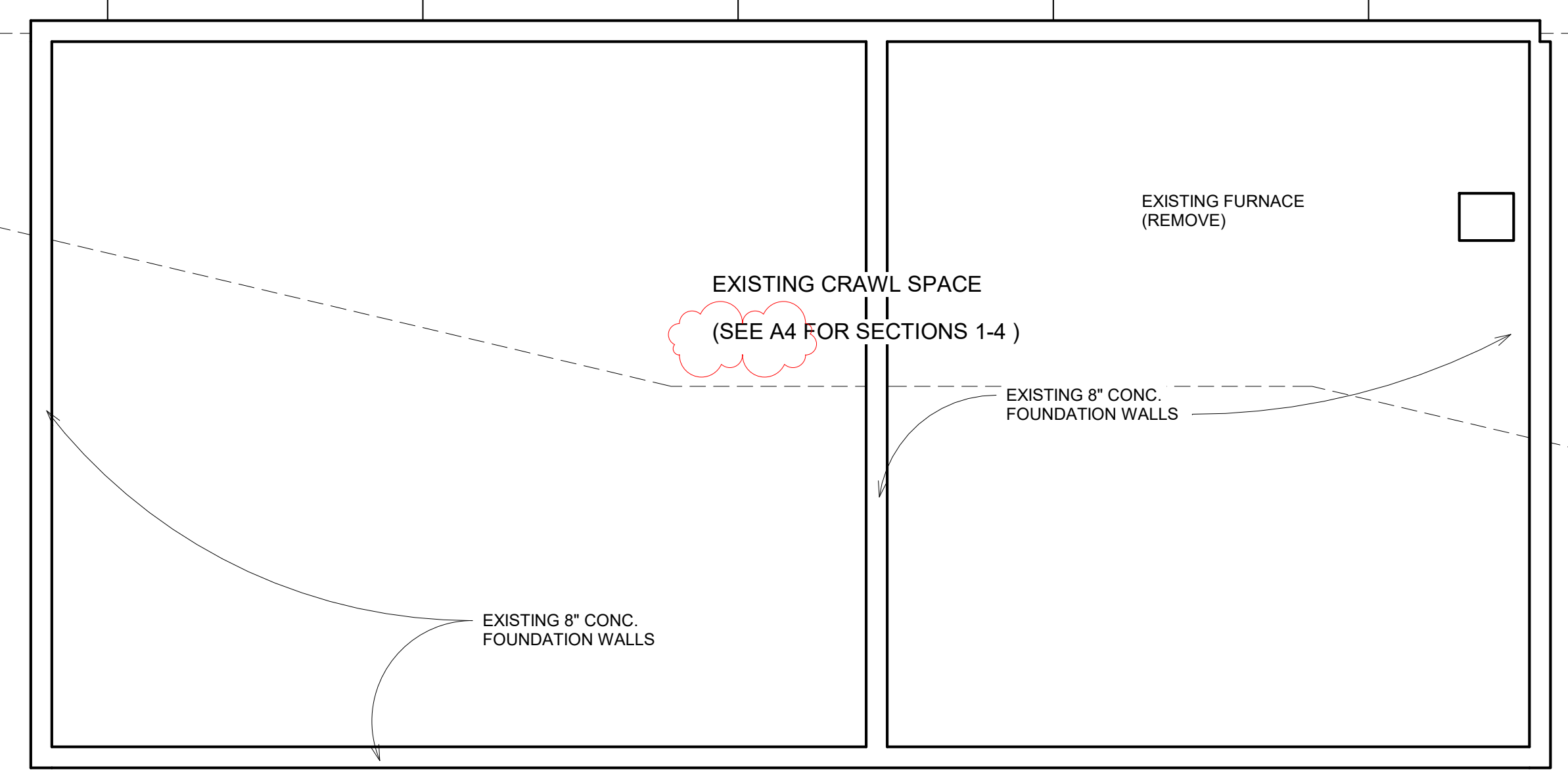
TACO SELENE
326 COMMANCHE STREET
KIOWA, CO.

No.	Description	Date
1	Revision 1	Date 1



Existing & Demo

Project number	Project Number
Date	1/29/26
Drawn by	M. Caistor
Checked by	M.C.
EX 1	
Scale	1/4" = 1'-0"



1/27/26

Taco Selene Review Comments

326 Commanche Street Kiowa , Co.

Michael T. Caistor, architect

Architectural Innovators, inc

mcaistor@gmail.com 303-567-0100

Sheet C-1

1. No changes

Sheet Ex-1

1. No changes

Sheet A0

1. Remove Drive Thru window
2. Change parking aisle from one way to two way
3. Change parking spaces to 13 parallel spaces along property line

Sheet A1

1. Remove Drive Thru Window
2. Revise Occupancy Load calculations
3. Change Egress Plan
Relocate upper HC ramp to Kitchen ,accommodate Service Office
4. Kitchen/ Residential Exit :“Door shall be labeled “ Not an Exit” (Both Sides)
5. Label 1 hr Wall as 5/8” drywall each side in compliance with 420.2

Sheet A2

1. Remove Drive Thru Window

Sheet A3:

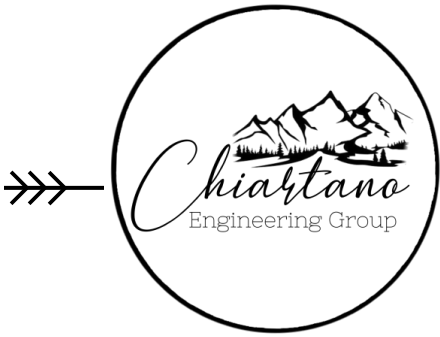
1. No changes

Sheet A4:

1. Relocate Interior HC Ramp to Kitchen, Revise Service Area
2. Label 1 hr Wall as 5/8” drywall each side in compliance with 420.2



1/27/26



Supplemental Narrative – Updated Plan Sheets M111, P111, and P111A

As part of this revision package, the following sheets were updated to reflect design coordination and plan reviewer comments:

Sheet M111 – Mechanical Floor Plan:

- The furnace location has been relocated to coordinate with revised architectural layout. Associated ductwork, gas piping, and service clearances were revised accordingly.
- The previously indicated drive-thru window has been removed from the floor plan per architectural updates. Duct runs and supply grille locations were modified to reflect the revised building envelope.

Sheet P111 – Plumbing Floor Plan:

- Hand sink locations have been adjusted to match revised equipment layouts and health department coordination. Sanitary routing and venting were updated to accommodate the new sink positions.

Sheet P111A – Plumbing Fixture Schedule & Isometrics:

- Hand sink locations have been adjusted to match revised equipment layouts and health department coordination. Domestic water supply were updated to accommodate the new sink positions.

Sincerely,



Michael Chiartano, PE

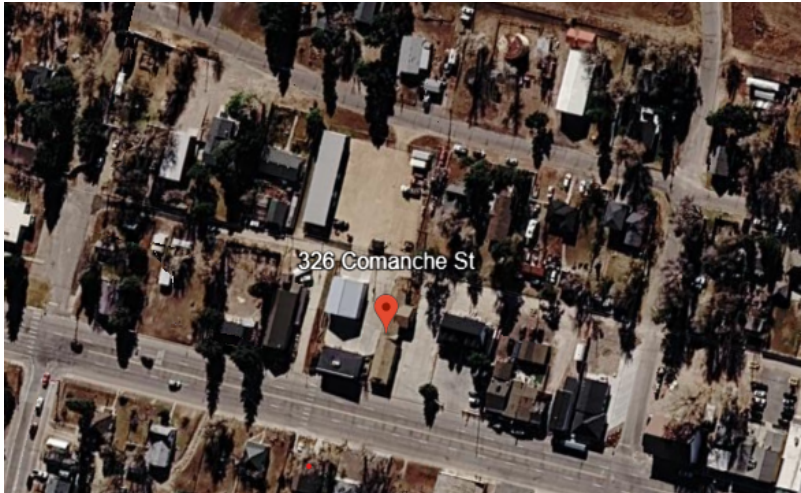
Principal | Chiartano Engineering Group, LLC
michael@chiartanoeg.com | 719.257.2091

TO: Planning Commission

FROM: Jana Wismer, Principal Planner, SAFEbuilt

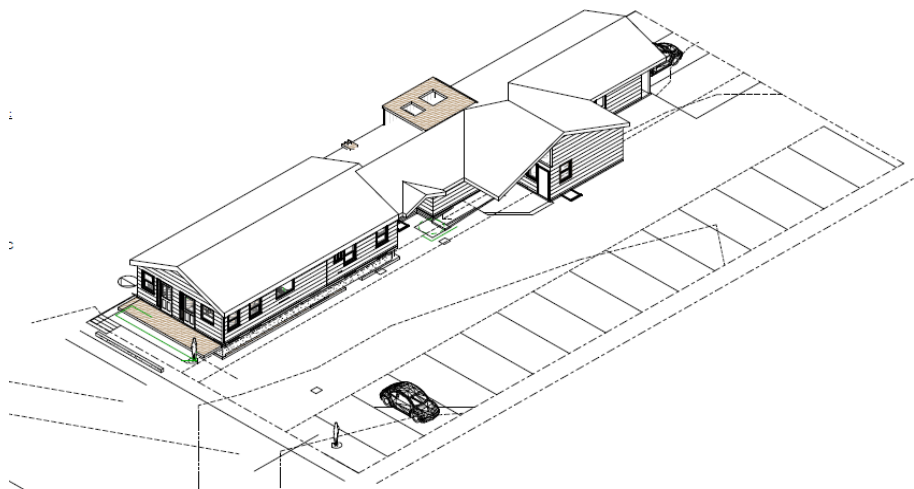
RE: 326 Comanche Street, Tacos and Tortas Selene

DATE: February 18, 2026



Dear Commissioners,

I have reviewed the revised plans for the proposed “Tacos and Tortas Selene” at 326 Comanche Street. The original proposal included drive-thru window service with vehicles entering the premises from State Highway 86 and either choosing to park in the spaces along the east side of the property or pulling up to a drive-thru window and exiting through an alley at the back of the property.

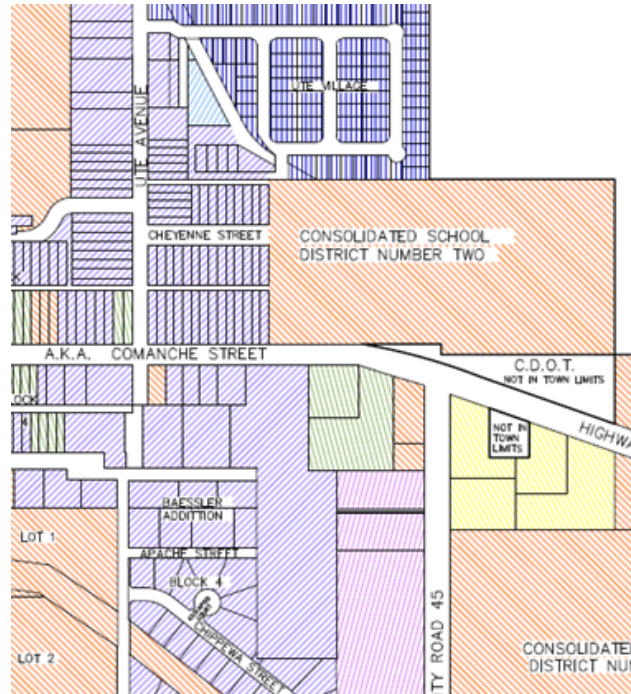


PO Box 237, 404 Comanche St, Kiowa, CO 800117

Phone: (303) 621-2366 | Fax: (303) 621-2595 | townofkiowa.colorado.gov

October 10, 2023

Page 1



It is SAFEbuilt’s opinion that the revised plan which eliminates the drive-thru option is superior to the previous proposal. If vehicles were to exit the property onto a narrow alleyway containing residential uses, potentially adverse risks could arise, including (but not limited to) injuries to pedestrians, exposing existing residences to increased vehicle noise and headlights, and reduced response times for emergency services such as ambulances and fire trucks. Therefore, the elimination of the drive-thru and ingress/egress for customers only through the front of the property is a much preferable solution.

Warmest Regards,

Jana Wismer, Principal Planner, SAFEbuilt

PO Box 237, 404 Comanche St, Kiowa, CO 800117

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October 10, 2023

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