

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 20, 2007**  
**7:00 p.m.**

**MEMBERS PRESENT:** Stephanie Rolley, Chairperson; George Ham Vice Chair; Jerry Reynard; Mike Hill; Mike Kratochvil; Bill Meredith and Stacy Kohlmeier.

**MEMBERS ABSENT:**

**YOUTH IN GOVERNMENT:**

**STAFF PRESENT:** Eric Cattell, Assistant Director For Planning; Steve Zilkie, Senior Planner; Jane Winslow Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE AUGUST 6, 2007, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT AND FINAL DEVELOPMENT PLAN OF LEE MILL VILLAGE RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTH OF AN EXTENSION OF S. WREATH AVENUE. (OWNER/APPLICANT: LEE MILL LAND COMPANY - ROGER SCHULTZ)**

Ham moved that the Board approve the Consent Agenda as submitted. Reynard seconded the motion, which passed on a vote of 7-0.

**GENERAL AGENDA**

1. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF THREE RESIDENTIAL LOTS ON THE NORTHWEST CORNER OF SOUTH JULIETTE AVENUE AND FT. RILEY BOULEVARD, AND THE POWELL BROTHERS PLUMBING BUSINESS AT 515 S. 8<sup>TH</sup> STREET AND 520 S. 8<sup>TH</sup> STREET FROM PUD, PLANNED UNIT DEVELOPMENT DISTRICT, AND R-2, TWO-FAMILY RESIDENTIAL DISTRICT WITH TNO, TRADITIONAL NEIGHBORHOOD OVERLAY DISTRICT, TO LM-SC, LIGHT MANUFACTURING-SERVICE COMMERCIAL DISTRICT. (OWNERS:**

**POWELL BROTHERS INC. AND PREMIER COMMERCIAL EQUITY LLC  
/APPLICANT: DIAL REALTY)**

Hill moved that the Planning Board table the Public Hearing to the Thursday, September 6, 2007, Board meeting. Reynard seconded the motion, which passed on a vote of 7-0.

2. **TABLE A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF THE PURPLE WAVE ADDITION GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF US HIGHWAY 24 AND LEVEE DRIVE. (OWNER/APPLICANT: PURPLE WAVE HOLDINGS, LLC-AARON MCKEE )**

Kratochvil moved that the Planning Board table the Public Hearing to the Thursday, September 6, 2007, Board meeting. Reynard seconded the motion, which passed on a vote of 7-0.

Hill stepped down from the Board for items 3 and 4, due to a conflict of interest.

3. **CONSIDER THE ANNEXATION OF A 9.7-ACRE TRACT OF LAND FOR PROPOSED WOODLAND HILLS ADDITION, UNIT EIGHT, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF SUMAC CIRCLE AND WOODBRIDGE DRIVE, AND WEST OF ROSENCUTTER ROAD. (OWNER/APPLICANT: JAN A. KISSINGER AND KRIS J. KISSINGER)**
4. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED WOODLAND HILLS ADDITION, UNIT EIGHT, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF SUMAC CIRCLE AND WOODBRIDGE DRIVE, AND WEST OF ROSENCUTTER ROAD, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. (OWNER/APPLICANT: JAN A. KISSINGER AND KRIS J. KISSINGER)**

Bunger presented the staff reports on the annexation and rezoning of Woodland Hills Addition, Unit Eight. City Administration recommended approval of both items.

Ham opened the public hearing.

Mike Hill, developer representing the applicants, indicated they planned to continue the same quality of construction as in the previous phases of Woodland Hills. He said they were proposing the R-2 District on this site, due to the steep topography along Rosencutter Road, which doesn't allow much depth for construction. He said it would accommodate duplex town homes better than a single-family development, which would require more depth. He said they would probably use Planned Unit Development (PUD) zoning to actually develop the site. Hill indicated that if the adjacent land to the west became available, they would combine the parcels to do a single-family development.

Ham closed the public hearing with no one else speaking.

The Board had no questions.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of Woodland Hills Addition, Unit Eight, based on conformance with the Comprehensive Plan for the Manhattan Urban Area, the Growth Vision, and the Capital Improvements Program.

Meredith seconded the motion, which passed on a vote of 6-0.

Ham moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Woodland Hills, Unit Eight from County G-1, General Agriculture District to R-2, Two-Family Residential District, based on the findings in the Staff Report.

Meredith seconded the motion, which passed on a vote of 6-0.

**5. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF**

Cattell reminded the Planning Board about the 4 pm joint work session with the City Commission on Tuesday, August 28, 2007

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning