

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
November 5, 2007
7:00 p.m.

MEMBERS PRESENT: Stephanie Rolley, Chairperson; Jerry Reynard; Mike Hill; Bill Meredith and Stacy Kohlmeier.

MEMBERS ABSENT: George Ham Vice Chair; Mike Kratochvil.

YOUTH IN GOVERNMENT: Hera Wu

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jane Winslow, Senior Planner; Chad Bunger, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE OCTOBER 15, 2007, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF SOUTHWIND LOFTS ADDITION, A RESIDENTIAL PLANNED UNIT DEVELOPMENT AND THE FINAL DEVELOPMENT PLAN OF SOUTHWIND LOFTS, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT 230 SHUSS ROAD. (APPLICANT FOWLES-RIFFEL, LLC- (RON FOWLES AND GWYN RIFFEL/OWNER: RON FOWLES ET UX.)**

Hill moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 4-0.

Kohlmeier joined the meeting.

GENERAL AGENDA

1. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED SILO TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT FROM R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, AN APPROXIMATE TWO (2)-ACRE TRACT OF LAND GENERALLY LOCATED AT 2729 CASEMENT ROAD, WHICH IS 850 FEET SOUTH OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE.**

THE PUD WILL CONSIST OF FOURTEEN (14) TOWNHOME DWELLING UNITS. (OWNER/APPLICANT: MOD 3, LLC – TRACY ANDERSON, PRESIDENT)

Bunger presented the staff report indicating that the applicant had submitted a revised landscape plan, to better conform to city codes. As a result, City Administration had provided a revised staff report recognizing these modifications, along with five revised conditions of approval. Bunger recommended approval with the following five revised conditions:

1. Permitted uses shall include fourteen (14) residential townhome units.
2. Landscaping and irrigation shall be provided pursuant to a Landscaping Performance Agreement between the City and the owner, which shall be entered into prior to issuance of a building permit.
3. Exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),(7) and (8); and Section 6-104 (B)(1) and (2), of the Manhattan Zoning Regulations shall be permitted.
4. All landscaping and irrigation shall be maintained in good condition.
5. All lighting shall be downcast and full cut-off design.

Rolley opened the public hearing.

Tracy Anderson, applicant, indicated he was there to answer questions. The Board had no questions.

Rolley closed the public hearing, with no one else speaking.

Meredith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Silo Townhomes from R-1, Single-Family Residential District, to PUD, Residential Planned Unit Development, based on the findings in the staff report, with the five (5) conditions recommended by City Administration.

Reynard seconded the motion, which passed on a vote of 5-0.

Rolley indicated it was good to see an infill development on the site and hoped the Stormwater Management Master Plan could be updated to accommodate rain-gardens.

2. REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning.