

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 24, 2008
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil

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 FINAL DEVELOPMENT PLAN OF LOTS 1-4 AND LOT 6, MANHATTAN MARKETPLACE SHOPS, UNIT ONE, PLANNED UNIT DEVELOPMENT, AND APPROVE THE FINAL PLAT OF LOTS 1-11, MANHATTAN MARKETPLACE SHOPS ADDITION, UNIT ONE, PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTH OF OSAGE STREET, WEST OF TUTTLE CREEK BOULEVARD, SOUTH OF MORO STREET AND EAST OF N. 4TH STREET. (APPLICANT: DIAL-MANHATTAN SHOPS, LLC /OWNER: DIAL-MANHATTAN LLC AND WESTAR ENERGY, INC.)**

Meredith moved that the Board approve the Consent Agenda. Hill seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

1. **A PUBLIC INPUT MEETING FOR THE ANNUAL REVIEW OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN TO RECEIVE COMMENTS TO DETERMINE IF THERE ARE ANY SIGNIFICANT ISSUES THAT MIGHT NEED FURTHER STUDY OR OTHER ACTION.**

Winslow indicated that due to the recent ice storm this second public input meeting was scheduled to provide another opportunity for public comment on the Comprehensive Plan as part of the annual review process.

Rolley opened the floor for public input.

Linda Glasgow, 2236 Snowbird Drive, representing the Manhattan Riley County Preservation Alliance, indicated the Alliance was not satisfied with the results of the Manhattan Marketplace PUD amendment and commented briefly on maintenance and site issues associated with Strasser House located within the PUD. Regarding the Comprehensive Plan, she outlined the eight (8) Charleston Principles developed in 1990 in Charleston South Carolina at the 44th National Preservation Conference. She asked the Planning Board to consider incorporating the principles into the Comprehensive Plan regarding historic preservation issues.

Mark Bachamp, Schultz Construction 1213 Hylton Heights Road, indicated the Comprehensive Plan did not need to be rewritten, but needs to be used as a guideline with flexibility. He said the pre-application meetings conducted by Planning staff provide good feedback on the pro's and con's of proposed development sites. He suggested that the Urban Service Area boundary shown on the Comprehensive Plan maps either be better defined or applied more as a guideline. He said the Plan includes Blue Township in Pottawatomie County and noted that affordable housing will need to move in that eastward direction because of land availability issues. He spoke about parks, indicating there needs to be more guidance on who will own and maintain parks and open space areas. He said there also needs to be some assurance that trails developed in their subdivisions will be continued into adjacent subdivisions.

Tim Schultz, Schultz Construction 1213 Hylton Heights Road, suggested the Planning Board job is to bring common sense to the lines on the Comprehensive Plan maps. He said Schultz Construction has been working with the Parks and Recreation Department on providing trails and pedestrian bridges in their developments. In the case of Brookfield, Unit Eight, the pedestrian bridge resulted in high infrastructure costs for a small neighborhood of starter homes. He said they want to come in earlier to work with city staff and master plan better, to identify and set aside good park land and not just the areas that the developer doesn't need to use. He said they have received some inconsistent signals from the Parks Department regarding what types of park land is desired and in what quantities. He said he does not have a problem providing quality park space if it can be planned for early enough in the process. However, common open space that is owned and maintained by homeowners associations is getting to be difficult to accomplish in the entry level and medium priced housing markets and he preferred that the city maintain open space and park lands. He wanted to make sure that trails they initiate are continued onto adjacent properties. Schultz said it needs to be determined now what is needed for park land in the northeast part of the community.

Rolley indicated that developing Neighborhood or District plans could provide a finer level of detail, to help identify locations for neighborhood parks.

Hill said provision of park land is a common goal of both the community and the Planning Board; however there is a need for funding by the City Commission and Park Board. He said if the City doesn't provide the funding, then developers will be reluctant to dedicate the land.

Russel Weisbender, Weisbender Contracting 1812 Fair Lane, agreed with Mike Hill's comments on funding parks. He also agreed with the comments provided by Tim Schultz and Mark Bachamp regarding use of the Comprehensive Plan. He said the Comprehensive Plan should be used as a guideline and questioned why it was overlooked on some projects, but not for Knight's Park. He said his project would take advantage of the utility infrastructure and transportation improvements in the northeast, as well as conform to the Parks Plan. He said the Comprehensive Plan is not in concert with the Capital Improvements Program (CIP), Transportation Plan and Parks Plan in the northeast area. He said the Parks Department determined that the proposed park land identified in the Plans, within the flood inundation area, is not suitable as park land. He questioned why some developments have been allowed to fill areas inundated in 1993. He said the lack of available utilities is an issue in the northwest portion of the community and that the community is up against development constraints to the north, west and south. He said Manhattan will always continue to grow once it reaches a population of 50,000 and needs to make provisions for that growth.

G.L. Hersh, 1646 Laramie, spoke about the downtown redevelopment project and the TIF financing. He said the Comprehensive Plan was not followed and it will wind up in court.

Linda Morse, 2118 Spain Drive, expressed concern about the areas inundated by the 1993 flooding, saying it is common sense to not build in those areas. The Comprehensive Plan does a good job of addressing protection of those areas from development. She said it is important for the Plan to identify boundaries such as the Urban Service Area. She recommended not rewriting the Comprehensive Plan, but said it might be time to consider expanding the Urban Service Area. She said while the Plan might have some broad statements, it is the Planning Board's job to bring common sense to it. She said the Wildcat Creek area in the western portion of the community needs to be looked at, due to the spring flooding issues. She said North East Park needs to have a sidewalk to provide access to it.

Karen Mayes, 3340 Newbury, President League of Women Voters, provided a written statement indicating the Comprehensive Plan is based on goals and principles and provides a framework for good planning decisions. She said the League supports policies that achieve ten objectives, including: promoting quality of life; preserving the core of Manhattan; providing diversity of housing; conserving energy and protecting natural resources; providing multiple modes of transportation; insuring a

fiscally sound government; providing clear urban and rural boundaries; including sustainability in planning documents and decision-making; annexation of any new area prior to urban development; and timely and meaningful citizen participation in planning and development decisions. She said many of these objectives are contained in the Comprehensive Plan's goals and guiding principles. She said during the past year there has been pressure to ignore certain principles. As the community continues to plan the downtown redevelopment, it will be important to follow a thoughtful process of citizen input and evaluation of proposals for adherence to the Comprehensive Plan and other planning standards. She also said it means avoiding building housing in flood prone areas. She said the Comprehensive Plan represents the collective principles, goals and objectives of the entire community, developed over an extensive planning process and while individuals may not agree with everything in the Plan, it remains one of the best tools for evaluating proposals.

Fred Gibbs, BG Consultants, said the Comprehensive Plan is an important document that should not be stagnant and may need to be revisited, such as the Urban Service Area boundary. He said the Plan should not be used as a "club"; it should be used as a guide.

Hill said if too much detail is added to the Comprehensive Plan, it eliminates flexibility.

Cattell addressed questions raised by the public and the Planning Board during the discussion and outlined the upcoming work session topics that were previously identified by the Planning Board and the City Commission.

There being no further business, Rolley closed the meeting.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning