

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**April 7, 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; Chad Bunger, Planner; Bob Isaac, Riley County Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**1. APPROVE THE MINUTES OF THE MARCH 17, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Hill moved that the Manhattan Urban Area Planning Board approve the Minutes of the March 17, 2008 Planning Board meeting. Reynard seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

**1. TABLE THE PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED MCCALL LANDING COMMERCIAL PLANNED UNIT DEVELOPMENT FROM I-2, INDUSTRIAL PARK DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. THE SITE IS GENERALLY LOCATED NORTH OF THE INTERSECTION MCCALL ROAD AND CARLSON STREET BETWEEN MCCALL PATTERN COMPANY AND ABBOTT MANAGEMENT AND SUNFLOWER STORAGE. (OWNER: MCCALL PATTERN COMPANY/APPLICANT: MCCULLOUGH DEVELOPMENT INC.-CHARLES BUSCH)**

Ham moved that the Board table the public hearing to the April 21, 2008 Manhattan Urban Area Planning Board meeting. Kohlmeier seconded the motion, which passed on a vote of 6-0.

2. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE ACRE 4.5-TRACT OF LAND GENERALLY LOCATED AT THE FIRST ASSEMBLY OF GOD CHURCH AT 2310 CANDLEWOOD DRIVE, FROM R-2, TWO-FAMILY RESIDENTIAL DISTRICT, TO C-1, RESTRICTED BUSINESS DISTRICT. (OWNER: FIRST ASSEMBLY CHURCH OF GOD/APPLICANT: FIRST ASSEMBLY OF GOD CHURCH-BRYAN ELLIOTT)**

Zilkie presented the Staff Report indicating that City Administration recommended approval, based on the findings in the Staff Report.

Rolley opened the public hearing.

Brian Elliott, 3221 Park Circle, representing the applicant indicated that the use of the property as a church would not change. He said the rezoning will help with fundraising opportunities and make the church in compliance with city requirements.

The Board had no questions and Rolley closed the public hearing with no one else speaking.

Kohlmeier moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Lot 4, Bristow Addition, Unit One, generally located at First Assembly of God Church, 2310 Candlewood Drive from R-2, Two-Family Residential District, to C-1, Restricted Business District, based on the findings in the Staff Report.

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

3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN UNPLATTED TRACT, FROM "G-1" (GENERAL AGRICULTURAL) TO "A-5" (SINGLE FAMILY RESIDENTIAL), GENERALLY LOCATED APPROXIMATELY 3500 FEET SOUTHEAST OF K-177 HIGHWAY, ON THE NORTH SIDE OF DEEP CREEK ROAD. (DRAKE)**
4. **A PUBLIC HEARING TO CONSIDER THE REPLAT OF LOT 1 IN SCHALLES ADDITION, UNIT TWO, TOGETHER WITH AN UNPLATTED TRACT, INTO ONE (1) LOT (DRAKE ADDITION). (DRAKE)**

Isaac presented the Staff Reports on the two related items and recommended approval.

Rolley opened the public hearing.

Darren Drake, 520 Deep Creek Road, representing the applicant, explained they were adding the residual tract to his lot and replatting.

The Board had no questions and Rolley closed the public hearing with no one else speaking.

Ham moved that the Manhattan Urban Area Planning Board approve the request to replat the subject property into one (1) lot, based on conformance with the Manhattan Urban Area Subdivision Regulations. Hill 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 the subject property from G-1, General Agricultural District, to A-5, Single Family Residential District, based on the findings in the Staff Report. Reynard seconded the motion, which passed on a vote of 6-0.

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

There were no reports or comments.

Respectfully submitted,

Eric Cattell, AICP,  
Assistant Director for Planning