

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**May 5, 2008**  
**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; Chad Bunger, Planner; Cam Moeller, Planner II.

**OPEN PUBLIC COMMENTS**

Jeff Head, 3115 Heritage Court, asked about parking ratios for the Southern Redevelopment District and if the Planning Board would be involved in the process.

Cattell explained that the development would involve a rezoning as a Planned Unit Development application, to be reviewed by the Planning Board, and that parking ratios would be analyzed through that process.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE APRIL 21, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **CONSIDER THE FINAL PLAT OF LEE MILL HEIGHTS ADDITION, UNIT SIX, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF LEONE RIDGE DRIVE AND LEONE TERRACE. (OWNER/APPLICANT: SSF DEVELOPMENT, LLC- TIM SCHULTZ)**

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

**GENERAL AGENDA**

Rolley stepped down from all the items on the General Agenda, citing a conflict of interest.

1. **TABLE THE PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF BARTON PLACE ADDITION, UNIT TWO, GENERALLY**

**LOCATED SOUTH OF WILDCAT CREEK AND APPROXIMATELY 950 FEET WEST OF AMHERST AVENUE. (OWNER/APPLICANT: CEDAR HILLS DEVELOPMENT CORP. - FRANK TILLMAN)**

Kratochvil moved that the Planning Board table the item to the May 19, 2008 Manhattan Urban Area Planning Board meeting.

The motion was seconded by Hill and passed on a vote of 6-0.

2. **CONSIDER THE ANNEXATION OF AN APPROXIMATE ONE TENTH OF AN ACRE (.122)-ACRE TRACT OF LAND FOR THE PROPOSED LEE MILL HEIGHTS ADDITION, UNIT SIX, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF LEONE RIDGE DRIVE AND LEONE TERRACE. (OWNER/APPLICANT: SSF DEVELOPMENT, LLC- TIM SCHULTZ)**
  
3. **PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED LEE MILL HEIGHTS ADDITION, UNIT SIX, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF LEONE RIDGE DRIVE AND LEONE TERRACE FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT WITH AO, AIRPORT OVERLAY ADDITION. (OWNER/APPLICANT: SSF DEVELOPMENT, LLC- TIM SCHULTZ)**

Ham introduced agenda items 2 and 3.

Zilkie presented the staff reports on the annexation and rezoning requests, indicating that City Administration recommended approval of both requests.

Ham opened the public hearing.

Mark Bachamp, Schultz Construction, indicated the purpose for the annexation and rezoning request was that the buyer of Lot 110 wanted more rear yard area. Schultz Construction also wanted to even up the rear of Lot 109.

Ham closed the public hearing with no one else speaking.

Kratochvil moved that the Planning Board recommend approval of the proposed annexation of the .122-acre tract of land for Lee Mill Heights Addition, Unit Six, generally located southwest of the intersection of Leone Terrace and Leone Ridge Drive, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program.

The motion was seconded by Kohlmeier and passed on a vote of 6-0.

Kohlmeier moved that the Planning Board recommended approval of the proposed rezoning of the .122-acre tract of land from County G-1, General Agricultural District, to R, Single-Family Residential District with AO, Airport Overlay District, based on the findings in the Staff Report.

The motion was seconded by Reynard and passed on a vote of 6-0.

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

There were no reports or comments.

Respectfully submitted,

Eric Cattell, AICP,  
Assistant Director for Planning