

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
June 2, 2008
7:00 p.m.

MEMBERS PRESENT: Stephanie Rolley, Chairperson; Jerry Reynard; Mike Hill; Mike Kratochvil; and Nikki Miller.

MEMBERS ABSENT: George Ham Vice-Chair; Bill Meredith

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jane Winslow, Senior Planner; Cam Moeller, Planner II; Rob Ott, City Engineer; Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE MAY 19, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF STONE POINTE TOWNHOMES PUD, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF SCENIC DRIVE AND POWERCAT PLACE, AND SOUTHEAST OF THE INTERSECTION OF SCENIC DRIVE AND HIGHLAND RIDGE DRIVE. (OWNER/APPLICANT: STONE CREST LAND COMPANY, LLC - TIM SCHULTZ)**

Kratochvil moved that the Planning Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

1. **TABLE THE PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED HERITAGE SQUARE NORTH COMMERCIAL PLANNED UNIT DEVELOPMENT, AN APPROXIMATE 24-ACRE TRACT OF LAND LOCATED APPROXIMATELY 3,600 FEET EAST OF THE MANHATTAN CITY LIMITS AND NORTH OF THE INTERSECTION OF US 24 HIGHWAY AND SOUTH PORT DRIVE, FROM POTTAWATOMIE COUNTY CH,**

COMMERCIAL HIGHWAY ZONING DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. (OWNER: MCM PROPERTIES, LLC - ROB EICHMAN / APPLICANT: SCHULTZ DEVELOPMENT INC. - MARK BACHAMP AND MCM PROPERTIES, LLC- ROB EICHMAN.)

Hill moved that the Planning Board table the item to the August 7, 2008 Manhattan Urban Area Planning Board meeting.

The motion was seconded by Reynard and passed on a vote of 5-0.

2. **A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE RILEY COUNTY ZONING REGULATIONS, AMENDING SECTION 2 - DEFINITIONS, SECTION 6 - COMMERCIAL DISTRICTS, AND SECTION 7 - INDUSTRIAL DISTRICTS, ADDING DEFINITIONS REGARDING GROUP HOMES AND VARIOUS TYPES OF CONTRACTORS AND ASSOCIATED USES. (APPLICANT: BOARD OF COUNTY COMMISSIONERS OF RILEY COUNTY)**

Isaac presented the staff report, explaining the purpose and reasoning for the amendments. There were no questions from the Planning Board.

Rolley opened the public hearing. As there were no public comments, Rolley closed the public hearing.

Kratochvil moved that the Planning Board forward a recommendation of approval to adopt the proposed amendments as shown in the staff report.

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

3. **A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF BARTON PLACE ADDITION, UNIT TWO, AN APPROXIMATE 61-ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF WILDCAT CREEK AND APPROXIMATELY 950 FEET WEST OF AMHERST AVENUE. (OWNER/APPLICANT: CEDAR HILLS DEVELOPMENT CORP. - FRANK TILLMAN)**

Rolley stepped down due to a conflict of interest. Kratochvil took over as Acting Chairperson.

Zilkie presented the staff report, including a discussion of the project history. Zilkie noted that a prior Preliminary and Final Plat for Barton Place were approved in 2006 to create 40 lots under R, Single-Family Residential zoning but the Final Plat was never filed. In 2007, a rezoning to PUD and a revised plat consisting of 8 single-family lots were both approved. Finally, in 2008, the site was rezoned to R District

and the new plats were submitted to create 28 single-family lots.

Zilkie recommended approval of the Preliminary Plat and the Final Plat, with one condition of approval.

Frank Tillman, applicant, explained why he had made the decisions to revise the previously approved plats. Tillman said some of their cost estimates had inadvertently left out accounting for some of the rock work. Tillman said he is trying to keep the Special Assessments down.

Kratochvil opened the public hearing.

Hill had questions about the impact of stormwater runoff into Wildcat Creek. Hill questioned when the threshold would be reached, considering the number of new developments, when additional improvements would have to be made to address drainage into Wildcat Creek.

Ott discussed how the post-development conditions must be at least as good as pre-development conditions with respect to drainage. Ott said that Hill raises good questions.

Tillman said that Barton Lake serves as both a retention and detention pond.

Hill said the City should be making the most of opportunities to improve drainage into Wildcat Creek. Tillman said he would be willing to accept help from the City to help pay for drainage improvements but he is tapped out.

Ott discussed the Stormwater Management Master Plan.

Kratochvil said there are also issues with upstream development, including possibly even military areas. Ott agreed with Kratochvil's assessment and said that it takes a comprehensive approach.

Reynard moved that the Manhattan Urban Area Planning Board recommend approval of the Preliminary and Final Plat of the Barton Place Addition, Unit Two, and Variations of cul-de-sac depth and to allow eye-brow cul-de-sacs, based on the findings in the staff memorandum and conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition of approval:

1. Water systems shall be designed to the standards of the City Engineering and Fire Departments.

Miller seconded the motion, which passed on a vote of 4-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Respectfully submitted,

Cam Moeller, Planner II