

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 4, 2008
7:00 p.m.

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

MEMBERS ABSENT: None.

YOUTH IN GOVERNMENT: None.

STAFF PRESENT: Steve Zilkie, Senior Planner; Jane Winslow, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JULY 7, 2008, AND JULY 21, 2008 MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

APPROVE THE FINAL PLAT OF THE K-MART ADDITION, UNIT TWO, GENERALLY LOCATED AT 401 E. POYNTZ AVENUE AND 209-213 SARBER LANE. (APPLICANT: JUSTIN ZARGER/OWNERS: MKKM, LLC AND GARY BONAWITZ)

APPROVE THE FINAL DEVELOPMENT PLAN OF LOT 1 AND LOT 3 IN THE MCCALL CATS PUD AND THE FINAL PLAT OF LOTS 1-3, OF THE MCCALL CATS P.U.D. ADDITION, GENERALLY LOCATED WEST OF HAYES DRIVE, NORTH OF MCCALL ROAD AND EAST OF HOSTETLER DRIVE. (APPLICANT/OWNERS: SLOAN MEIER HANCOCK – ENGINEERS SURVEYORS, P.A. ON BEHALF OF S & B MOTELS, INC.; KEYSTONE DEVELOPMENT INC.; DW LLC; AND, WILDCAT CUSTARD)

Rolley moved that the Board approve the Consent Agenda. Meredith seconded the motion, which passed on a vote of 6-0. Miller abstained from voting due to a conflict of interest.

GENERAL AGENDA

Miller stepped down from the item due to a conflict of interest and left the room.

A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF THE GTM SPORTSWEAR ADDITION, UNIT FOUR, A 3.67-ACRE TRACT OF LAND, GENERALLY LOCATED 275 FEET NORTH OF THE INTERSECTION OF ENOCH LANE AND U.S. HIGHWAY 24. THE PROPOSED COMMERCIAL SUBDIVISION WILL CREATE THREE C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT LOTS. (APPLICANT/OWNER: BOSCH ENTERPRISES, INC. – PAUL BOSCH)

Bunger presented the staff report and recommended approval with one condition.

Reynard opened and closed the public hearing with no one speaking.

Hill moved that the Manhattan Urban Area Planning Board approve of the Preliminary and Final Plat of the GTM Sportswear Addition, Unit Four, based on the findings in the staff memorandum and conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition of approval:

1. Proposed Lot 2, a flag lot, shall conform to the requirements of section 10-104 (G) (1-5).

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

Miller rejoined the meeting.

A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE FINAL DEVELOPMENT PLAN OF THE K-MART PUD, AND ORDINANCE NO. 4635, BY A PROPOSED REDUCTION OF THE TOTAL AREA OF THE EXISTING K-MART PUD BY APPROXIMATELY 1,302 SQUARE FEET IN AREA. THE TRACT OF LAND TO BE REMOVED FROM THE PUD IS GENERALLY LOCATED ALONG THE NORTH SIDE OF SARBER LANE. (APPLICANT: JUSTIN ZARGER/OWNER: MKKM, LLC) (NOTE: THE 1,302 SQUARE FOOT TRACT OF LAND TO BE REMOVED IS PROPOSED TO BE REZONED AS DESCRIBED BELOW IN ITEM 3.)

A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 1,302 SQUARE FOOT TRACT OF LAND IN LOT 1, KMART ADDITION, FOR THAT PORTION GENERALLY LOCATED ALONG THE NORTH SIDE OF SARBER LANE, FROM PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT. (APPLICANT: JUSTIN ZARGER/OWNER: MKKM, LLC)

Bunger presented the staff report and recommended approval of the amendment with one condition. Bunger presented the staff report for the rezoning and recommended approval.

Reynard opened and closed the public hearing with no one speaking.

Rolley moved that the Manhattan Urban Area Planning Board recommend approval of the proposed Amendment of the K-Mart Commercial Planned Unit Development and Ordinance No. 4635, based on the findings in the Staff Report, with the following condition of approval:

1. The 1,302 square foot tract of land located at the northwest corner of Lot 1, KMART Addition shall be rezoned from PUD, Commercial Planned Unit Development to C-5, Highway Service Commercial District.

Miller seconded the motion, which passed on a vote of 7-0.

Rolley moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of an approximate 1,302 square foot tract of land at the northwest corner of Lot 1, KMART Addition, from PUD, Commercial Planned Unit Development, to C-5, Highway Service Commercial District, based on the findings in the Staff Report.

Miller seconded the motion, which passed on a vote of 7-0.

A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 1.6-ACRE TRACT OF LAND GENERALLY LOCATED AT 1017-1019 HOSTETLER DRIVE, FROM I-2, INDUSTRIAL PARK DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT. (APPLICANT: SCHULTZ DEVELOPMENT, INC.-MARK BACHAMP/OWNER: I.E.A DANNATT)

Zilkie presented the staff report and recommended approval.

Reynard opened the public hearing with no one speaking.

Mark Bachamp, representing the owner, explained the applicant's intent, which is to demolish the building on the south part of the site for a restaurant. He presented a site plan of the proposed restaurant and interior and exterior plans of the new building.

Dean Leonida, Yum Brands Inc., told the Board that the restaurant will be a Kentucky Fried Chicken. The restaurant on N. 3rd Street will move to the Hostetler location. Leonida said the restaurant will have to meet a strict set of standards in terms of design and landscaping that will have to be approved by the main office.

Reynard closed the public hearing.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of 1017 Hostetler Drive and 1019 Hostetler Drive, from I-2, Industrial Park District, to C-5, Highway Service Commercial District, based on the findings in the Staff Report.

Meredith seconded the motion, which passed on a vote of 7-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Cam Moeller, Planner II