

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

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

MEMBERS ABSENT: None.

YOUTH IN GOVERNMENT: None.

STAFF PRESENT: Steve Zilkie, Senior Planner; Chad Bunger, Planner; and, Eric Cattell, Assistant Director for Planning.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE AUGUST 4, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS

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

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF GRAND MERE ADDITION, UNIT THREE, WHICH IS AN APPROXIMATE 27.5-ACRE TRACT OF LAND, GENERALLY LOCATED 1,750 FEET NORTH OF THE INTERSECTION OF VANESTA DRIVE AND KIMBALL AVENUE. THE PROPOSED SUBDIVISION IS FOR 23 SINGLE FAMILY RESIDENTIAL LOTS AND COMMON AREA, WHICH IS ZONED R, SINGLE-FAMILY RESIDENTIAL DISTRICT. (OWNER/APPLICANT: GRAND MERE DEVELOPMENT/JERRY PETTY)

Rolley joined the meeting.

Bunger presented the staff report and recommended approval with three conditions. Bunger indicated the street name Larkspur Circle was renamed to Grand Crest Circle, which conforms to the requirements of the Manhattan Urban Area Subdivision Regulations concerning street names.

Reynard opened the public hearing.

Jerry Petty, representing the applicant, spoke in favor of the plat.

Ham asked if parking would be allowed on the 31 foot wide dead end cul-de-sac. Petty is typically allowed on both sides of streets 31 feet in width. Bunger added that fire hydrant spacing will be at 400 feet rather than the standard 500 feet.

Caleb Coltrane, 2051 Kerr Drive, Apt. 32, asked what the future street grades will be for those proposed to exceed ten percent.

Petty indicated preliminary analysis indicates street grades will be eleven percent.

There were no other questions, and Reynard closed the public hearing.

Meredith moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Grand Mere, Unit Three, based on conformance with the Manhattan Urban Subdivision Regulations, with the following conditions applicable to the Preliminary Plat:

1. A Variation of cul-de-sac length for Larkspur Circle shall be approved.
2. A Variation of the maximum allowable street grade for a local street on Colbert Hills Drive and Larkspur Circle shall be approved.
3. Street names on the Final Plat shall not conflict with existing street names or street names, which have a similar sound, based on Section 10-204 (A) and (B).

Ham seconded the motion, which passed 6-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner