

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 20, 2008
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner; Stephanie Dikeman, Planning Intern.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 15, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN FOR LOT 1 (WALGREENS) OF THE WESTPORT SOUTH PUD AND THE FINAL PLAT OF LOT 1 AND LOT 2, WESTPORT SOUTH ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF WESTPORT DRIVE AND ANDERSON AVENUE.

Ham moved that the Planning Board approve the Consent Agenda. Meredith seconded the motion, which passed 6-0.

WORK SESSION AGENDA

DISCUSS PROPOSED CHANGES TO REQUIREMENTS REGARDING TEMPORARY USES, WHICH ARE SET OUT IN THE MANHATTAN ZONING REGULATIONS IN ARTICLE V, ACCESSORY USES, TEMPORARY USES, AND HOME OCCUPATIONS.

Zilkie explained the Temporary Use provisions and the proposed text amendment.

Ham expressed a concern about the recent snow cone trailer along Moro Street and suggested the use may be more appropriate on a less busy street. He also commented that the proposed five to six month time for a temporary trailer is too long.

Hill expressed a similar concern that temporary does not mean a long term activity. He suggested that there may be circumstances that a temporary use may need to remain for an extended period, which could be addressed by a process such as a Conditional Use, but would not otherwise support a long term temporary use for a trailer.

Miller said that five to six months is too long for a temporary trailer. In addition, Miller said traffic and other safety issues should be considered.

Zilkie said staff would work on a Temporary Use draft for the Planning Board's review and comment before a public hearing is scheduled.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner