

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
December 1, 2008
7:00 p.m.

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

MEMBERS ABSENT:

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Chad Bunger, Planner; Rob Ott, City Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE NOVEMBER 17, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF STONE POINTE ADDITION, UNIT FOUR, GENERALLY LOCATED AT THE EAST END OF STONE GLENN DRIVE AND ALONG THE EAST SIDE OF HIGHLAND RIDGE DRIVE SOUTH OF THE INTERSECTION OF STONE GLENN DRIVE AND HIGHLAND RIDGE DRIVE. (APPLICANTS/OWNERS: ANTELOPE CREEK BUILDERS, INC.; BRALEY CONSTRUCTION INC.; DON AND TRACI THORTON; STONE CREST LAND CO.; ISTAS PROPERTIES LLC; HB CONSTRUCTION INC.; AND JOHN AND KATHLEEN UNGERER)

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

GENERAL AGENDA

A PUBLIC HEARING TO REZONE THE PROPOSED REVISED MCCALL LANDING COMMERCIAL PLANNED UNIT DEVELOPMENT FROM PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT. THE PUD IS GENERALLY LOCATED NORTH OF THE INTERSECTION OF MCCALL ROAD AND CARLSON STREET, SOUTH OF LEVEE DRIVE, WEST OF MCCALL PATTERN COMPANY, AND EAST OF ABBOTT MANAGEMENT

AND SUNFLOWER STORAGE. (OWNER: MCCALL PATTERN COMPANY /APPLICANT: MCCULLOUGH DEVELOPMENT INC .- CHARLES BUSCH.)

Ham moved to remove the item from the table. Hill seconded the motion, which passed on a vote of 7-0.

Zilkie presented the staff report and recommended approval with fourteen (14) conditions of approval.

Miller asked about improvements to McCall Road corridor and traffic signals.

Ott indicated that the Carlson-McCall Road intersection would have a traffic light, as well as a westbound right-in turn lane.

Reynard asked how the traffic counts on McCall Road compared to Seth Child Road.

Ott said he would have to look up the Seth Child Road numbers, however for comparison US 24 in this part of Manhattan has higher traffic counts than Interstate 70. Ott gave a brief overview of the proposed McCall Road corridor improvements.

Reynard opened the public hearing.

Charlie Bush, President of McCullough Development, indicated that they had a development and marketing agreement with McCall Pattern to develop their excess land. He said the previous McCall Landing Planned Unit Development had a condition of approval that McCall Road had to be improved before much of the site could be developed. With the addition of Menards and Orschelns, it was now economically more viable to fund the benefit district to improve McCall Road. He said the City Commission has already approved the benefit district petition for the corridor improvements as well as the Request for Proposals for the design work. He asked for the Board's approval of the new proposed PUD.

Rich Seidler, Director of Development – McCullough Development, recommended the Planning Board follow the advice of the professional staff and approve the PUD. He said that every five to seven years there comes a project that is a good deal for everyone concerned. The proposed PUD is one of those projects, which is not only good for the developer, but for the City and Pottawatomie County. The increase revenue will allow road and storm drainage issues in the area to be addressed. Seidler said he circulated the benefit district petitions and that there was strong support by the property owners and businesses on the corridor to make the improvements, which would be funded 20% by the property owners. He said the PUD is an infill development that will improve a site that already has infrastructure and has been vacant under industrial zoning for more than 39 years. In closing he said the project serves the public good, provides additional goods and services and facilitates street and storm water improvements. He asked for approval of the rezoning.

With no one else speaking, Reynard opened the public hearing.

Kratochvil asked about the timing of the opening of the stores and the improvements to McCall Road.

Ott indicated he anticipates a contract for design of the McCall Road corridor improvements in February 2009. He said he would like to see construction on the corridor improvements starting in 2009. He said construction of the stores and corridor would be concurrent. Ott said the benefit district has no requirements regarding the sequence of when the stores can open.

Seidler said that if the roadwork is substantially complete, it would allow the stores to open, with Orschelns opening first.

Kratochvil expressed concern that the stores may want to open before the roads work is completed, if there were unforeseen delays.

Ott said he didn't think the stores would want to be open before work was substantially completed. He said the project may be done in two phases with a grant application to KDOT for the US 24 – McCall Road intersection.

Kratochvil asked if the road project might be delayed due to budgetary issues.

Ott said that is unlikely with the City paying 80% of the cost and the City Commission approving it.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of the revised McCall Landing Commercial PUD from PUD, Commercial Planned Unit Development District, to PUD, Commercial Planned Unit Development District, based on the findings in the staff report, with the 14 conditions recommended by City Administration.

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

Miller stepped down on the next two agenda items, due to a conflict of interest.

A PUBLIC HEARING TO REZONE AN APPROXIMATE ONE (1) ACRE TRACT OF LAND GENERALLY LOCATED AT 701 ENOCH LANE, WHICH IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF ENOCH LANE AND E. POYNTZ AVENUE FROM C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT, TO I-2, INDUSTRIAL PARK DISTRICT. (APPLICANT/OWNER: DAVE DREILING)

A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT OF THE PROPOSED GTM SPORTSWEAR ADDITION, UNIT FIVE, AN APPROXIMATE TEN (10) ACRE TRACT OF LAND, WHICH COMBINES AN APPROXIMATE ONE (1) ACRE TRACT OF UNPLATTED LAND AND TWO (2)

PLATTED LOTS TO CREATE TWO (2) NEW INDUSTRIAL PARK LOT, GENERALLY LOCATED SOUTH OF MCCALL ROAD, NORTHWEST OF THE INTERSECTION OF ENOCH LANE AND E. POYNTZ AVENUE, AND WEST OF ENOCH LANE. (OWNERS: PIONEER HI-BRED INTERNATIONAL, INC. AND CITY OF MANHATTAN/APPLICANTS: DAVE AND KRISTEN DREILING)

Zilkie suggested the two items be done together as they were related, and presented the staff reports, recommending approval of the rezoning and the concurrent plats.

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

Hill moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of 701 Enoch Lane from C-5, Highway Service Commercial District, to I-2, Industrial Park District, based on the findings in the Staff Report.

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

Ham moved that the Manhattan Urban Area Planning Board approve the Preliminary and Final Plat of GTM Sportswear Addition, Unit Five, based on conformance with the Manhattan Urban Area Subdivision Regulations for the reasons set out in the Staff Memorandum, with the following two conditions recommended by City Administration:

1. An approximate one-acre tract of land proposed to be included as a part of Lot 2, GTM Sportswear Addition, Unit Five, shall be rezoned from C-5, Highway Service Commercial District, to I-2, Industrial Park District.
2. An Exception shall be approved by the Board of Zoning Appeals to reduce the minimum thirty-five (35) foot front yard setback for the three (3) feet of encroachment by a portion of the existing building on the unplatted portion of proposed Lot 1, GTM Sportswear Addition, Unit Five.

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

PUBLIC INPUT MEETING FOR THE ANNUAL REVIEW OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN TO RECEIVE COMMENTS TO DETERMINE IF THERE ARE ANY SIGNIFICANT ISSUES THAT MIGHT NEED FURTHER STUDY OR OTHER ACTION.

Cattell introduced the item indicating that this was the first step in the Annual Review process and that it was an opportunity for the public to provide input to the Board on the Comprehensive Plan.

Reynard invited public input. No citizens offered input.

Cattell indicated that any comments received during the process will be reviewed during a future work session with the Board to identify if any actions or studies are needed.

REPORTS AND COMMENTS

Park and Open Space Dedication Subcommittee. Cattell indicated that during a joint work session in August 2007, the Planning Board and City Commission identified the parks and open space issue as being important to the Community, and the City Commission added park and recreation planning to its list of 2008 goals. As the first step in the process of revisiting the park and open space issue, City Administration would like to reestablish a joint subcommittee of the Parks and Recreation Advisory Board and the Manhattan Urban Area Planning Board, made up of two (2) members from each Board. It is envisioned that various community stakeholders, including developers and others will also be included in the process, once the Subcommittee has had a chance to have an initial meeting to discuss how it wants to proceed. Cattell asked for two volunteers from the Board to serve on the Subcommittee.

Rolley and Miller volunteered to serve on the Subcommittee.

There being no other business, Reynard closed the meeting.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning