

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**December 15, 2008**  
**7:00 p.m.**

**MEMBERS PRESENT:** Jerry Reynard, Chairperson; George Ham; Mike Hill; Mike Kratochvil; and Bill Meredith.

**MEMBERS ABSENT:** Nikki Miller; and Stephanie Rolley, Vice-Chair

**YOUTH IN GOVERNMENT:**

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

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE DECEMBER 1, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF CEDAR GLEN ADDITION, UNIT TWO, GENERALLY LOCATED APPROXIMATELY 1,800 FEET NORTH OF THE INTERSECTION OF KIMBALL AVENUE AND LITTLE KITTEN AVENUE, ADJACENT TO LITTLE KITTEN AVENUE AND BUCKNER DRIVE. (APPLICANT: DOUG DEMONBRUN/OWNERS: G. TRUST AND LINDA J. CONDERMAN TRUST; PRAIRIE FLOWER HOMES, LLC, ABBOTT/ANDERSON DEVELOPMENT COMPANY, AND WESTERN HILLS, LLC)**

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

**GENERAL AGENDA**

**A PUBLIC HEARING TO REZONE LOTS 7B - 9B AND LOTS 10-56, CEDAR GLEN ADDITION, GENERALLY LOCATED APPROXIMATELY 1,800 FEET NORTH OF THE INTERSECTION OF KIMBALL AVENUE AND LITTLE KITTEN AVENUE, ADJACENT TO LITTLE KITTEN AVENUE AND BUCKNER DRIVE FROM R-M, FOUR-FAMILY RESIDENTIAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: DOUG**

**DEMONBRUN/OWNERS: G. TRUST AND LINDA J. CONDERMAN TRUST; PRAIRIE FLOWER HOMES, LLC, ABBOTT/ANDERSON DEVELOPMENT COMPANY, AND WESTERN HILLS, LLC)**

Bunger presented the staff report and recommended approval.

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

There were no questions from the Planning Board.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Lots 7B, 8A-9B, and Lots 10 – 56, Cedar Glen Addition, generally located west of and adjacent to Little Kitten Avenue and Buckner Drive, from R-M, Four-Family Residential District, to R-2, Two-Family Residential District, based on the findings in the Staff Report. Meredith seconded the motion, which passed on a vote of 5-0.

**WORK SESSION**

**US 24 CORRIDOR STUDY UPDATE. REPRESENTATIVES FROM HWS AND GOULD EVANS, CONSULTANTS DEVELOPING THE CORRIDOR STUDY, WILL PRESENT AN UPDATE ON THE PROJECT TO RECEIVE INPUT FROM THE PLANNING BOARD.**

Mike McKenna, P.E. HWS, and Graham Smith, AICP, Gould Evans, the project consultants, provided an overview and update on the US 24 Corridor study and answered questions from the Planning Board.

Hill indicated it was important for the consultants to fully understand the traffic volumes on McCall Road; how they would change in the next five to ten years; and to determine the necessary improvements to the corridor.

**DISCUSSION OF THE CITY OF MANHATTAN'S CODE OF ETHICS FOR ELECTED AND APPOINTED OFFICIALS. BRIAN WILLIAMS, ASSISTANT TO THE CITY MANAGER, WILL BE PRESENT TO DISCUSS THE RECENTLY ADOPTED CODE OF ETHICS FOR ELECTED AND APPOINTED OFFICIALS, AND TO ANSWER QUESTIONS FROM THE PLANNING BOARD.**

Brian Williams, Assistant to the City Manager, provided an overview of the new Ethics Policy and answered questions from the Planning Board.

**REPORTS AND COMMENTS BY BOARD MEMBERS**

There were no reports or comments.

Respectfully submitted,  
Eric Cattell, AICP, Assistant Director for Planning