

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**February 2, 2009**  
**7:00 p.m.**

**MEMBERS PRESENT:** Jerry Reynard, Chairperson; Stephanie Rolley, Vice-Chair; George Ham; 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.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE JANUARY 22, 2008, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL DEVELOPMENT PLAN FOR A SONIC RESTAURANT ON LOT 2, WESTPORT SOUTH COMMERCIAL PLANNED UNIT DEVELOPMENT, LOCATED SOUTH OF THE INTERSECTION OF WESTPORT DRIVE AND ANDERSON AVENUE. (APPLICANT: D.L. ROGERS COMPANIES/OWNER: WEST ANDERSON PARTNERS, LLC)**

Ham moved that the Board approve the Consent Agenda. Hill seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

**2010-2015 CAPITAL IMPROVEMENTS PROGRAM: PLANNING BOARD DISCUSSION OF ITS SUGGESTIONS FOR THE 2010 – 2015 CAPITAL IMPROVEMENTS PROGRAM.**

Cattell reviewed projects that the Planning Board identified for last year's 2009 – 2014 Capital Improvements Program (CIP) and indicated that due to budgetary constraints, City Administration would like the Advisory Boards to be as realistic as possible in recommending projects for the 2010 – 2015 CIP. Cattell asked the Board to review its previously identified projects and discuss any other issues that have come up over the past year that might lead to necessary projects for consideration. Previous projects identified

by the Planning Board included, the Sidewalk Improvement Fund (2009 - 2014); Aggieville-Campus Edge Parking Garage (2010); and Downtown Public Parking (2010). He said that downtown parking was being addressed through the current downtown redevelopment project and that the Aggieville-Campus Edge Plan identifies two parking garages in Aggieville.

Cattell indicated that the City also had an update of the Zoning and Subdivision Regulations in the CIP for 2009; however it was contingent upon federal grant monies, which are currently not anticipated. He said that the Community Development Department was considering several projects for the CIP, including updates to the Transportation Chapter of the Comprehensive Plan, as well as updating other portions of the Comprehensive Plan, due to potential growth impacts associated with the National Bio Agro Defense Facility, (NBAF). He said the City, Riley County and Pottawatomie County had recently met with the Kansas Department of Transportation to begin discussions of how to plan for NBAF impacts on the transportation system in the Manhattan area.

During discussion, Ham stressed the importance of planning for infrastructure improvements, particularly in the Miller Ranch area where he suggested much of the new NBAF generated housing development might occur. He suggested consideration be given to the bridge over Wildcat Creek for the future extension Wreath Avenue, and the extension of Miller Parkway to Scenic Drive.

Rolley agreed that significant development has been approved in this portion of the community and there is a need for alternative routes of access for the areas west of Amherst Avenue. She also recommended consideration be given to updating the Storm Water Management Master Plan (SWMMP).

Cattell indicated that the Public Works Department intended to update the SWMMP with the latest best management practices as an in-house project, once a new storm water engineer is hired.

Reynard asked about information coming out of Washington regarding funding for public works projects.

Hill made a motion to recommend removing the Aggieville-Campus Edge Parking Garage, and the Downtown Public Parking projects from the CIP, but keeping the annual Sidewalk Improvement Fund in the document. The motion was seconded by Rolley, and passed on a vote of 6-0.

### **REPORTS AND COMMENTS BY BOARD MEMBERS**

There were no reports or comments.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning