

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
March 16, 2009
7:00 p.m.

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

MEMBERS ABSENT: Stephanie Rolley; Nikki Miller; and, Mike Kratochvil.

YOUTH IN GOVERNMENT:

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE FINAL PLAT OF THE PURPLE HEART ADDITION, A REPLAT OF LOT 1, AMERICAN LEGION ADDITION, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MCCALL ROAD AND TUTTLE CREEK BOULEVARD FRONTAGE ROAD. (APPLICANT: MERITRUST CREDIT UNION/OWNER: AMERICAN PEARCE-KELLER POST NO. 17 AMERICAN LEGION)

APPROVE THE FINAL DEVELOPMENT PLAN OF STONE POINTE TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT, UNIT TWO, AND THE FINAL PLAT OF STONE POINTE TOWNHOMES ADDITION, UNIT TWO. (APPLICANT/OWNER: STONE CREST LAND COMPANY LLC - TIM SCHULTZ)

Meredith moved that the Board approve the Consent Agenda. Ham seconded the motion, which passed on a vote of 4-0.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED "THE LOFTS" RESIDENTIAL PLANNED UNIT DEVELOPMENT, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT WITH M-FRO, MULTI-FAMILY REDEVELOPMENT OVERLAY DISTRICT, TO PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, GENERALLY LOCATED ON THE NORTHEAST CORNER OF N. 11TH STREET AND VATTIER STREET. THE PROPOSED

APARTMENT BUILDING WILL CONTAIN 113 DWELLING UNITS IN A FOUR STORY STRUCTURE WITH PORTIONS OF THE OFF-STREET PARKING UNDER THE BUILDING, AND THREE FLOOR LEVELS OF DWELLING UNITS ABOVE THE PARKING. ADDITIONAL IMPROVEMENTS INCLUDE SIGNAGE, LANDSCAPING AND SCREENING. (OWNERS: CLAYTON J. AND ESTHER I. UMSCHIED/APPLICANT: ELSEY PARTNERS-BRYAN AND CHRIS ELSEY

Zilkie recommended the public hearing be tabled until the April 6, 2009, Manhattan Urban Area Planning Board. He commented that it would be appropriate to have a full Board consider the rezoning due to the significant issues associated with the rezoning.

The applicant said they agreed with the recommendation to table the public hearing.

Ham moved that the Manhattan Urban Area Planning Board table the public hearing to the April 6, 2009, Planning Board meeting in order that a full Board is present to consider the rezoning.

Hill Seconded the motion, which passed 4-0.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Steve Zilkie, Senior Planner