

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
April 20, 2009
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil; Bill Meredith.

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 FINAL PLAT OF GRAND RIDGE TOWNHOMES, UNIT 3, GENERALLY LOCATED EAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND GRAND RIDGE COURT. (APPLICANT/OWNER: MARY L. VANIER, GRAND MERE DEVELOPMENT INC.)

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

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED "WILLIE'S VILLAS" 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. THE PUD WILL CONSIST OF THE EXISTING TWO-STORY, FOURTEEN DWELLING UNIT APARTMENT BUILDING AT 1029 VATTIER STREET AND A PROPOSED THREE-STORY, TWELVE UNIT, APARTMENT BUILDING TO THE IMMEDIATE EAST OF THE EXISTING BUILDING, GENERALLY AT 1021 VATTIER STREET. ADDITIONAL IMPROVEMENTS INCLUDE LANDSCAPING, SIGNS AND SCREENING. (APPLICANTS: JOHN AND HOLLY IRVINE /OWNERS: WILLIE'S VILLAS LLC AND JOHN AND HOLLY IRVINE)

Zilkie presented the Staff Report and recommended approval with six (6) conditions. The Planning Board had no questions.

Reynard opened the public hearing.

John Irvine, the applicant, indicated that he and his wife, Holley, were the owners of the site and asked for the Board's approval of the proposed Planned Unit Development. He indicated that he and his consultant could answer any questions.

The Board had no questions.

There being no other public comments, Reynard closed the public hearing.

Miller moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Willie's Villas from R-3, Multiple-Family Residential District with M-FRO, Multi-Family Redevelopment Overlay District, to PUD, Residential Planned Unit Development District, based on the findings in the Staff Report, with the six (6) conditions recommended by City Administration.

Hill seconded the motion, which passed on a vote of 5-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Ham indicated that this was his last meeting on the Planning Board, as he had decided not to accept another term. He thanked the Board and City staff and said he enjoyed working with them.

Respectfully submitted,

Eric Cattell, AICP,
Assistant Director for Planning