

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 1, 2009**  
**7:00 p.m.**

**MEMBERS PRESENT:** Jerry Reynard, Chairperson; Stephanie Rolley, Vice-Chair; Linda Morse; Mike Hill; Mike Kratochvil; and Bill Meredith.

**MEMBERS ABSENT:** Nikki Miller

**YOUTH IN GOVERNMENT:**

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

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MAY 18, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE A REQUEST TO REINSTATE AND EXTEND THE EFFECTIVE PERIOD OF APPROVAL OF THE APPROVED PRELIMINARY PLAT OF THE PRAIRIE LAKES ADDITION. (APPLICANT/OWNER: OVERLAY PROPERTIES, INC. – RUSSEL WEISBENDER, PRESIDENT)**

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

**GENERAL AGENDA**

**A PUBLIC HEARING TO REZONE THE EASTERN PORTION OF PRAIRIE LAKES ADDITION, UNIT 3, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, TO R-2 TWO-FAMILY RESIDENTIAL DISTRICT, FOR PROPERTY GENERALLY LOCATED IN THE VICINITY OF MAISE CIRCLE, THE INTERSECTION OF GRAINFIELD STREET AND DONNAS WAY, AND THE INTERSECTION OF DONNAS WAY CIRCLE AND NORTHFIELD ROAD. (APPLICANT/OWNER: OVERLAY PROPERTIES, INC. – RUSSEL WEISBENDER, PRESIDENT)**

Zilkie presented the staff report and recommended approval.

Reynard opened the public hearing.

Doug DeMonbrun, representative for Overlay Properties, Inc., indicated that Overlay Properties had originally zoned the area in question to R-3, Multiple Family Residential District because it is easier to establish higher density zoning before the area has developed. However, their market has primarily been lower density housing. The side yard setback in the existing R-3 District is eight feet, while the set back in the proposed R-2 District is six feet. He indicated that the lots he designed were a little too small to accommodate the homes that have been designed for the area which need the smaller side yard setback of the R-2 District.

Reynard closed the public hearing with no one else speaking.

Morse indicated the site was a logical infill project area, surrounded by a mixture of housing types and that the rezoning was appropriate.

The Planning Board had no questions and Hill moved that the Planning Board recommend approval of the proposed rezoning of a portion of Prairie Lakes Addition, Unit 3, from R-3, Multiple-Family Residential District, to R-2, Two-Family Residential District, based on the findings in the Staff Report.

The motion was seconded by Kratochvil and passed on a vote of 6-0.

**TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED 17<sup>TH</sup> STREET PROPERTIES COMMERCIAL PLANNED UNIT DEVELOPMENT, FROM C-2, NEIGHBORHOOD SHOPPING DISTRICT, AND C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT, TO PUD, COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, FOR PROPERTY GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF S. 17<sup>TH</sup> STREET AND YUMA STREET, WHICH INCLUDES 523 S. 17<sup>TH</sup> STREET AND 1615 ½ YUMA STREET. THE SITE CURRENTLY INCLUDES A GROCERY STORE, CHURCH, SELF-STORAGE UNITS AND A DOG GROOMING BUSINESS. THE PROPOSED PUD WILL CONSIST OF A FOUR-STORY HOTEL AND A RETAIL COMMERCIAL BUILDING. PROPOSED USES INCLUDE A HOTEL, AND A BROAD RANGE OF HIGHWAY SERVICE COMMERCIAL USES AND NEIGHBORHOOD RETAIL COMMERCIAL USES. (APPLICANT/OWNER: 17<sup>TH</sup> STREET PROPERTIES, LLC – DAVID MARYOTT, MANAGING MEMBER)**

Kratochvil moved that the Planning Board table the Public Hearing to consider the rezoning of the proposed 17<sup>th</sup> Street Properties Commercial PUD, to the June 15, 2009 Planning Board meeting, based on the recommendation of City Administration.

The motion was seconded by Hill and passed on a vote of 6-0.

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

There were no reports from the Planning Board.

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