

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
July 27, 2009
7:00 p.m.

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

MEMBERS ABSENT: Mike Hill

YOUTH IN GOVERNMENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner II; Jason Hilgers, Assistant City Manager; Karen Davis, Director of Community Development; Dale Houdeshell, Director of Public Works; Curt Loupe, Director of Parks and Recreation; Rob Ott, City Engineer; and Don Francis, Assistant Fire Chief.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE JULY 6, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL DEVELOPMENT PLAN OF PROPOSED LOT 1 AND LOT 2, MANHATTAN MARKETPLACE, UNIT TWO, PLANNED UNIT DEVELOPMENT (PUD), FORMERLY DESCRIBED AS LOT 9 IN THE PRELIMINARY PUD, AND APPROVE THE FINAL PLAT OF PROPOSED LOT 1 AND LOT 2, TO BE KNOWN AS MANHATTAN MARKETPLACE SHOPS, UNIT TWO, COMMERCIAL PUD, BOTH GENERALLY LOCATED ON THE SOUTHWEST CORNER OF BLUEMONT AVENUE AND TUTTLE CREEK BOULEVARD. (OWNER: DIAL – MANHATTAN, LLC/APPLICANT: DIAL MANHATTAN SHOPS, LLC-ROBERT L. WELSTEAD)**

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

GENERAL AGENDA

1. **REVIEW THE PROPOSED 2010–2015 CAPITAL IMPROVEMENTS PROGRAM (CIP) FOR CONFORMANCE WITH THE MANHATTAN**

URBAN AREA COMPREHENSIVE PLAN AND REVIEW THE URBAN SERVICE AREA BOUNDARY.

Cattell explained that the Planning Board is provided the opportunity to review and comment on the proposed Capital Improvements Program (CIP), for conformance with the Manhattan Urban Area Comprehensive Plan, prior to adoption of the CIP by the City Commission. In addition, the Urban Service Area Boundary is reviewed annually along with the CIP. He said the Urban Service Area Boundary (USAB) depicts those areas adjacent to, or in the vicinity of the City, which the Comprehensive Plan identifies as growth areas that could be served in the future through extension of existing systems. Cattell explained that the City entered into an agreement in 2007 with Pottawatomie regarding the treatment of sanitary sewage from areas along a portion of the US 24 Corridor, east of the Blue River, including the annexed Heritage Square PUD to which the city also supplies water. In addition, the City is currently in ongoing discussions with Riley County regarding provision of utility services in a portion of the K-177 Gateway Corridor across the Kansas River to the south. He said that while no specific action was needed from the Planning Board at this time regarding the USAB, City Administration will keep the Planning Board informed as to the status of discussions for utility service in the Gateway Corridor and the USAB will be reviewed again in December, as part of the annual review of the Comprehensive Plan. Cattell said that City Administration finds the proposed 2010-2015 CIP to be in general conformance with the Comprehensive Plan and recommends that the Manhattan Urban Area Planning Board make a similar finding.

Representatives from city departments provided a brief overview of proposed CIP items and answered questions from the Planning Board. With regard to Public Works projects the following questions were asked by the Board:

- What Storm water improvements are being done for areas east of campus, and south of Anderson Avenue in the vicinity of Westloop Shopping Center.
- When will Miller Parkway be completed to Scenic Drive, to provide additional access to this growing southwest area of the community.
- Is the Storm Water Fund utilized for storm water improvements only, or is it used to fund other items.
- What Energy Stimulus projects is the City getting and why are they not in the CIP.
- Will additional LED lighting projects being done in future years.
- Is Manhattan Main Street funding in the CIP, or in some other funding source.
- How are projects using the sidewalk fund for filling pedestrian gaps prioritized, and how far does the \$50,000 per year go for sidewalk improvements.
- What will the update of the Manhattan Area Transportation Strategy involve.

With regard to City-University projects, the Board asked about the proposed Sustainability projects. With regard to Parks and Recreation projects, the Board asked the following questions:

- Are the proposed North East Park restrooms in addition to the existing facility, or a replacement of that facility.
- What do the CICO Park renovations encompass and will they follow a Twin Oaks concept with regard to layout of the renovated facilities.
- Will the City Park Master Plan Update eliminate or retain the baseball fields.
- Will the Parks and Open Space Subcommittee be involved in developing CIP projects.
- Will there be more baseball fields in the Northview area.

With regard to Community Development activities, the Board asked the following questions:

- With changes and uncertainties of growth in Manhattan, as a result of Fort Riley and the National Bio and Agro Defense Facility (NBAF), how are neighborhood and special area plans going to be addressed beyond the Comprehensive Plan, particularly in the northeast and southwest portions of the Community, as well as the Tecumseh – Quivera area.
- How is View-shed planning going to be addressed in areas identified in the Comprehensive Plan.

Following the discussion, Kratochvil moved that the Manhattan Urban Area Planning Board find that the proposed 2010-2015 Capital Improvements Program is in general conformance with the Comprehensive Plan. The motion was seconded by Reynard, and passed on a vote of 6-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell asked the Board if they would be available for a special joint meeting with the Riley County Planning Board on Monday, August 24, 2009, for a presentation on the draft Airport Noise Study. Board members indicated they will be available.

Cattell informed the Board about a public forum on the South End Redevelopment Site Plan and draft Design Guidelines to be held in the City Commission Room, at 7 pm, on July 30th.

There being no further business, Meredith closed the meeting.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning