

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 17, 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; and, Chad Bunger, Planner II; Bob Isaac, Riley County Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE AUGUST 3, 2009, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Reynard moved that the Board approve the Minutes. Morse seconded the motion. Upon discussion, Kratochvil indicated he was not at the meeting on August 3, 2009, so he could not have moved approval of the Consent Agenda and suggested it may have been Mike Hill.

Reynard amended his motion to approve revised Minutes with the correct person moving approval of the Consent Agenda. Morse seconded the amended motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

**A PUBLIC HEARING TO AMEND ORDINANCE NO. 6705 OF THE MCCALL CATS COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) FOR A PROPOSED DRIVE-IN RESTAURANT ON LOT 2, MCCALL CATS, COMMERCIAL PUD ADDITION, GENERALLY LOCATED 230 FEET WEST OF THE INTERSECTION OF MCCALL ROAD AND HAYES DRIVE ALONG THE NORTH SIDE OF MCCALL ROAD BETWEEN FREDDY'S FROZEN CUSTARD RESTAURANT AND FIRESTONE COMPLETE AUTO CARE. THE PROPOSED RESTAURANT IS COX BROS. BBQ. (APPLICANT/OWNER: DAVE DREILING)**

Miller stepped down from participating on the item, due to a conflict of interest.

Zilkie presented the Staff Report on the proposed amendment to add a barbeque restaurant to the PUD. He indicated the Board needed to determine if the proposed pole sign met the requirements of the exiting PUD for skirting of the pole. He said Staff believed that it did meet the intent of the requirement, and recommended approval of the proposed amendment of the McCall Cats Commercial Planned Unit Development and Ordinance No. 6705, with the one condition as noted in the Staff Report.

The Planning Board had no questions.

Meredith opened the Public Hearing.

Dave Dreiling, applicant, indicated they were excited about the prospects of reopening a Cox Brothers BBQ restaurant in Manhattan and asked if there were any questions.

There being no questions from the Board and no other speakers, Meredith closed the Public Hearing.

Morse asked about a typo on the City Engineer's memo referring to Marlatt Avenue, instead of McCall Road. Zilkie confirmed that it was a typo and was intended to address McCall Road issues.

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendment of the McCall Cats Commercial Planned Unit Development and Ordinance No. 6705, based on the findings in the Staff Report with the one condition of approval recommended by City Administration, as follows:

1. The Final Development Plan for Lot 2 shall be subject to the conditions of approval of Ordinance No. 6705.

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

**A PUBLIC HEARING TO CONSIDER THE REZONING OF A PORTION OF AN UNPLATTED TRACT, FROM "G-1" (GENERAL AGRICULTURAL) TO "A-PUD" (AGRI-BUSINESS PLANNED UNIT DEVELOPMENT), GENERALLY LOCATED APPROXIMATELY 800 FEET NORTH OF THE INTERSECTION OF PILLSBURY DRIVE (K-177) AND DEEP CREEK ROAD, ON THE WEST SIDE OF PILLSBURY DRIVE. (APPLICANT: STEPHEN R. AUSTIN/ OWNERS: STEPHEN R. AND MELAINE A. AUSTIN; JACK R. AND PATSY S. AUSTIN)**

Isaac presented the Staff Report and recommended approval, based on the findings in the Staff Report.

Morse asked about the potential future development along the frontage road if additional lots are sold. Isaac said the applicant has indicated no interest in selling lots at this time.

Morse asked whether there was a possibility that other products or machinery could be sold on the site in addition to the proposed sale of horse/livestock trailers. Isaac said the PUD specifies the permitted uses and would have to be amended in order to expand on the types of products sold.

Meredith opened the Public Hearing.

Steve Austin, applicant, offered to answer any questions.

Miller asked about the size of inventory on the site. Austin said there would be no more than 1 trailer per 3,000 square feet, and no more than 10 trailers overall. Austin said he would be surprised if there were more than 4 trailers on the site at any one time.

Victoria Cox, 7E Oak Valley Drive, asked about the size of the proposed sign. Isaac described the sign as a 12-foot by 12-foot double-pole sign with limestone skirting. Isaac said the sign will peak over the top of a berm.

Morse moved that the Manhattan Urban Area Planning Board recommend to the Board of County Commissioners that the request to rezone the subject property from "G-1" (General Agricultural) to "A-PUD" (Agri-Business Planned Unit Development) be approved.

Reynard seconded the motion, which passed on a vote of 6-0.

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

Cattell reminded the Planning Board about the special joint meeting with the Riley County Planning Board on August 24, 2009, to hear a presentation on the preliminary draft Part 150 Airport Noise Study.

Respectfully submitted,

Cam Moeller, Planner II