

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, March 1, 2010**  
**7:00 p.m.**

**MEMBERS PRESENT:** Bill Meredith, Chairperson; Jerry Reynard, Vice-Chair; Linda Morse; Stephanie Rolley; Nikki Miller;

**MEMBERS ABSENT:** Mike Hill and Mike Kratochvil.

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

**I. OPEN PUBLIC COMMENTS**

No one spoke.

**II. WORK SESSION AGENDA**

**CONTINUATION OF A DISCUSSION OF PROPOSED TEXT CHANGES REGARDING FRONT YARD RESTRICTIONS FOR RESIDENTIAL DRIVEWAY WIDTH AND LANDSCAPING REQUIREMENTS IN THE MANHATTAN ZONING REGULATIONS, ARTICLE VII, OFF-STREET PARKING AND LOADING, PART 1, OFF-STREET PARKING, SECTION 7-102, GENERAL PROVISIONS**

Bunger presented a PowerPoint of proposed changes regarding driveway widths for single-family and two-family driveways. The Planning Board discussed different approaches and provided feedback to address the issue with City staff.

Jerry Petty, Grand Mere Development, provided useful information about the topic to the Planning Board. Petty emphasized that this is not just an issue with new developments on the west side of town, such as Grand Mere, but rather an issue across the entire City. Petty explained that this issue impacts all homes with three-car garages and some homes that have two-car garages. Petty expressed that this regulation is broken for the entire City and needs to be fixed.

The City staff will continue to research this issue and bring more information to the Planning Board for further discussion.

**CONTINUATION OF A DISCUSSION OF PROPOSED TEXT CHANGES REGARDING TEMPORARY USES IN THE MANHATTAN ZONING REGULATIONS, ARTICLE V, ACCESSORY USES, TEMPORARY USES, AND HOME OCCUPATIONS, PART 2, TEMPORARY USES**

Zilkie presented a PowerPoint of the preliminary Temporary Use text. He said that

temporary use regulations for larger cities, such as Phoenix, Arizona, and Portland, Oregon, were reviewed as these cities appear to have considered temporary uses in detail. He described preliminary ideas regarding real estate offices and model homes sales in residential subdivisions, seasonal display, outdoor vending, garage sale, auction sales, and similar temporary uses, which occur locally in limited circumstances such as construction site screening fences.

**REPORTS AND COMMENTS BY BOARD MEMBERS**

Cattell showed the Board the new Early Notification InTouch option that had been added to the City's web site to provide earlier notification of development proposals.

Respectfully submitted,

Steve Zilkie, Senior Planner

030110