

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
September 20, 2010
7:00 p.m.

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

MEMBERS ABSENT: None.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 9, 2010, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN OF PROPOSED LOT 2 (FORMERLY LOT 6), IN THE DOWNTOWN ENTERTAINMENT DISTRICT COMMERCIAL PUD, FOR A PROPOSED TWO STORY COMMERCIAL BUILDING, AND THE FINAL PLAT OF LOTS 1-3 OF THE DOWNTOWN ENTERTAINMENT DISTRICT, UNIT TWO, COMMERCIAL PUD, BOTH GENERALLY LOCATED SOUTH OF PIERRE STREET AND EAST OF S. 4TH STREET. (APPLICANTS: MCCULLOUGH DEVELOPMENT – RICH SEIDLER AND DIAL MANHATTAN, LLC – RICHARD KIOLBASA /OWNERS: CITY OF MANHATTAN, MANHATTAN HOTEL ASSOCIATES, LLC; AND MIRACLE HILLS MANHATTAN, LLC)

Meredith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 7-0.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE FINAL DEVELOPMENT PLAN AND ORDINANCE NO. 6248 OF THE RAMADA INN COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD) GENERALLY LOCATED AT 1641 ANDERSON AVENUE, HOLIDAY INN AT THE CAMPUS. THE PROPOSED AMENDMENT IS TO MODIFY THE

**TELECOMMUNICATIONS ANTENNA AND EQUIPMENT FACILITIES
ALLOWED IN THE PUD. (APPLICANT: SPRINT NEXTEL-VERIZON
WIRELESS - SSC /OWNERS: MANHATTAN HOSPITALITY INC., D/B/A
HOLIDAY INN AT THE CAMPUS; KANSAS STATE UNIVERSITY
FOUNDATION)**

Zilkie presented the Staff Report, recommending approval with the four conditions of approval listed in the report.

The Board had no questions.

Miller opened the public hearing.

Trevor Wood, Selective Site Consultants, Inc. representing the applicants, Sprint, Nextel and Verizon Wireless, indicated the proposed reinstallation of cellular equipment enhances the property and cleans up the views by moving the antennas farther back from the edge of the roof. He was available for questions.

Miller closed the public hearing with no one else speaking.

The Board had no questions and Meredith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendments of the Final Development Plan of the Ramada Inn Commercial Planned Unit Development and Ordinance No. 6248, based on the findings in the Staff Report, with the four conditions of approval recommended by City Administration.

The motion was seconded by Reynard and passed on a vote of 7-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports from Board members.

Cattell provided a summary of the first public Open House on the draft update of the Gateway to Manhattan Plan, indicating it had been attended by approximately 70 people and that comments were generally positive, with no significant concerns raised. He said the next open house would be on September 30, 2010.

Cattell provided a summary of the Planning Board quorum item discussed by the City and Riley County Commissions during their monthly joint meeting.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning