

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

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

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner II; Rob Ott, City Engineer; and Curt Loupe, Director Parks and Recreation..

Board Member Stephanie Rolley did not participate due to a conflict of interest.

OPEN PUBLIC COMMENTS

No one spoke.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER A REVISED PRELIMINARY PLAT AND A FINAL PLAT OF A PORTION OF LEE MILL HEIGHTS ADDITION. THE PRELIMINARY PLAT CONSISTS OF AN APPROXIMATE 46-ACRE TRACT OF LAND GENERALLY LOCATED WEST OF THE DEAD-END OF MILLER PARKWAY AND LAUSSAC DRIVE. PROPOSED MODIFICATIONS TO THE PRELIMINARY PLAT INCLUDE A REDUCTION OF SINGLE-FAMILY RESIDENTIAL LOTS, A MODIFIED PUBLIC STREET LAYOUT AND REVISED PUBLIC UTILITY AND DRAINAGE EASEMENTS. THE FINAL PLAT OF LEE MILL HEIGHTS ADDITION, UNIT SEVEN, WILL CONSIST OF 23 ACRES AND 34 OF THE PROPOSED 73 SINGLE-FAMILY RESIDENTIAL LOTS. (APPLICANT/ OWNER: MILL POINTE LAND COMPANY, LLC - TIM SHULTZ)

Bunger presented the staff memorandum and recommended approval of the revised Preliminary Plat and the Final Plat.

Morse asked questions regarding street connectivity to adjacent areas. Bunger provided clarification about the proposed street connections.

Morse asked about the existing pond on the site. Bunger said the pond is to remain as part of storm water detention.

Morse stated she wanted to make sure there was the justification for the use of eyebrow cul-de-sacs along Miller Parkway.

Miller opened the Public Hearing.

Mark Bachamp, Schultz Construction, said that the use of eyebrow cul-de-sacs was the best solution to utilize portions of the property limited by steep contours. Bachamp said the reasons for the revised street configuration related to the desire to preserve trees within the drainage ravine and to avoid crossing a gas line.

Kratochvil asked whether the pond was a dedicated wetland. Bachamp said the Final Plat shows it as a wetland.

Kratochvil said he is not a fan of eyebrow cul-de-sacs but understands the reason why they are being used in this situation. Kratochvil said he wished the cul-de-sac could be larger to provide additional parking.

Rod Harms (101 Waterbridge Road) said that while he would like to keep his land as green space for as long as possible, he wanted to be able to contribute to the orderly development of the area. Harms said he believed there should be additional thought given to the hierarchy of streets accessing his property from Miller Parkway. Harms said he understands and supports the current request. Harms said he would request that additional study be pursued before the remainder of the Preliminary Plat is Final Platted.

Kratochvil asked whether an access point off Laussac Drive north into Harms' property would be viable. Harms said he would recommend that Laussac Drive "T" into a potential street connection that would extend north from Miller Parkway directly onto his property.

Dr. Jim Coffman (200 Waterbridge Road) said he would like there to be a clear, simple pathway from Miller Parkway to Anneberg Park.

Doug King (1032 S. Wreath Ave) said he lives on an eyebrow cul-de-sac and, based on his experience, the proposed eyebrow cul-de-sacs should be made larger to accommodate additional parking.

King asked about the design of Miller Parkway in terms of the width and number of lanes. Rob Ott, City Engineer, explained that on the east end of Miller Parkway it will be striped with three lanes, plus bicycle lanes.

Kratochvil asked about the origin of the eyebrow design. Ott said he would have to research that question but said that it has been a tool in the engineer's toolbox for some time. Ott said the idea is to avoid having private drives on collector streets, such as the case with "old" Amherst Drive.

Kratochvil suggested it might be beneficial to monitor and report back in the future on

how well the eyebrow cul-de-sacs function.

Miller said she lives on an eyebrow cul-de-sac and is not a fan. Miller said that they may be okay in theory but is not sold on their effectiveness in reality. Miller said that motorists use them as turnarounds, as well.

Morse questioned whether approving the Variation for the eyebrow cul-de-sac would set a precedent and make it easier for others to be approved.

Bachamp noted that within Lee Mill Heights Unit Three there are eyebrows that have fifty (50) feet of depth, and offered that the same configuration could be provided with the current proposal

Miller closed the Public Hearing.

Kratochvil moved that the Planning Board approve the Variation of Article X, Subdivision Layout Standards, Section 10-208(A)(2)(b) Standards for Access to Arterials and Collectors, based on the findings for the requested Variation in the Staff Memorandum; and approve the proposed Preliminary Plat of the Lee Mill Heights, Phase Three based on conformance with the Manhattan Urban Subdivision Regulations, with one condition:

1. The depth of the eyebrow cul-de-sacs shall be fifty (50) feet.

Reynard seconded the motion, which passed on a vote of 5-1 (Miller voted against).

Kratochvil moved that the Planning Board approve the Final Plat of Lee Mill Heights, Unit Seven, based on conformance with the Manhattan Urban Subdivision Regulations.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Respectfully submitted,

Cam Moeller, Planner II