

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
December 20, 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: Stephanie Rolley

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.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE DECEMBER 6, 2010, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Morse moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0-1, with Kratochvil abstaining as he did not attend the December 6, 2010, meeting.

GENERAL AGENDA

PUBLIC INPUT MEETING FOR THE ANNUAL REVIEW OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN TO RECEIVE COMMENTS TO DETERMINE IF THERE ARE ANY SIGNIFICANT ISSUES THAT MIGHT NEED FURTHER STUDY OR OTHER ACTION.

Evans advised the Board that this was a public input session to receive comments on the Comprehensive Plan. A future work session will be held to review comments received tonight, as well as from other agencies and the City Commission, and to provide the Planning Board an opportunity to discuss issues as well. He said no formal action was needed tonight from the Board.

Miller asked for public comments.

Neil Horton, Bayer Construction Company, indicated they owned the property at the northwest corner of Fort Riley Boulevard and Miller Parkway which had been before the Board for annexation and rezoning to the C-2, Neighborhood Shopping District. He said the Board had recommended approval of the request, but that Bayer Construction had not followed through with the City Commission to complete the process, because there were issues raised regarding site details such as building designs, parking lot lighting and other items that didn't apply to the rezoning, but were more related to construction that couldn't be answered because they were not that far along in the design process. He said despite the favorable consideration of the request by the Planning Board, the Comprehensive Plan doesn't reflect that and identifies the site as a residential area. He asked the Board to consider updating the Plan to show the site as a future neighborhood commercial center, or possibly as an office and research park, similar to the adjacent area to the west. He suggested that both of those designations are more realistic for the site than designating it as residential.

Mark Bachamp, Schultz Construction, questioned how many acres of future developable land remains in the identified growth areas of the Comprehensive Plan. He said some designated areas are not necessarily available, or have challenging topography. He said the city is limited on how much it can grow to the north, west and south, and that it appears most likely that growth needs to be directed to the east into Pottawatomie County. He asked that consideration be given to start looking at where growth should go next.

Miller asked for any comments from the Board.

Morse said the Board has identified the desire to look at future growth needs and be more proactive, such as working with K-State on issues related to NBAF. Her concern with the Bayer Construction request a couple years ago was uncertainty as to the realignment of K-18. She said the Board needs more information on those issues.

Kratochvil asked if all the growth areas identified in the Comprehensive Plan are in the Urban Service Area and can be provided with sewer and water by Manhattan.

Evans indicated that not all growth areas are currently serviceable. That is why the Gateway Plan is currently being updated to reflect the new services being extending along K-177.

Kratochvil indicated some growth areas to the west may be serviceable with water, but sewer is more difficult. He agreed with Bachamp that growth will move to the east over the river where utilities can be extended to make it serviceable. He asked if there has been any contact between the City and Pottawatomie planning staffs to try to mutually come up with ideas for future development, or has the county been reluctant to do that.

Evans indicated that the City has contacted Potawatomie County officials with regard to discussing ideas on modifying the Manhattan Urban Area Planning Board. They haven't

shown a great interest in that yet, and the City is a little concerned about doing too much planning in the County's jurisdiction without having county representation.

There were no further comments from the Board.

A PUBLIC HEARING TO CONSIDER AMENDING THE MANHATTAN ZONING REGULATIONS CONCERNING MODIFICATIONS TO ARTICLE V, ACCESSORY USES, TEMPORARY USES, HOME OCCUPATIONS, PART 3, HOME OCCUPATIONS, TO PERMIT HOME OCCUPATIONS IN A MANUFACTURED HOME OR MOBILE HOME; AND, MODIFY THE TERM, HOME OCCUPATION, IN ARTICLE XVI, CONSTRUCTION AND DEFINITIONS, PART 2, DEFINITIONS, SECTION 16-201. (APPLICANT: CITY OF MANHATTAN)

Zilkie presented the staff report and recommended approval.

Morse asked if retail activity would be allowed.

Zilkie said that certain kinds of retail or service/retail would be allowed subject to the use limitations. For example a barber or beauty shop use is a permitted home occupation, however no stock in trade is allowed to be sold or stored on the premises unless the product is produced by the people living in the dwelling unit.

Miller said the Board had talked about parking issues at the Work Session, but she was not as concerned because each mobile home wouldn't have a business.

Zilkie mentioned that the manufactured home parks are privately owned and spaces are leased, and the park owners can prohibit home occupations if they choose to.

Zilkie said that most complaints related to home occupations are generally about some activity that is a violation of a use limitation, such as employees coming to the home, or outdoor storage, but overall, there are not many complaints about home occupations. He said if complaints are filed, staff contacts the owner of the property as well as the person that resides in the home.

Morse said she supported the changes but understood from people that live in mobile homes that there could be more noise because homes are closer together. She expressed her concern that people in mobile homes should not be negatively affected but expected that impacts would be marginal based on staff's comments.

Miller opened and closed the public hearing with no one speaking.

Hill said the city has had years of experience dealing with home occupations in residential areas and extending the use to mobile homes should be fine.

Hill moved that the Planning Board recommend approval of the amendment to the Manhattan Zoning Regulations to Article V, Accessory Uses, Temporary Uses, Home Occupations, PART 3, Home Occupations, to permit Home Occupations in a Manufactured Home or Mobile Home; and, to modify the term, Home Occupation, in Article XVI, Construction and Definitions, PART 2, Definitions, Section 16-201, based on the findings in the Staff Memorandum.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports. Staff said there would be no meeting on January 3, 2011.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner