

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**April 4, 2011**  
**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 FEBRUARY 24, 2011, AND MONDAY, MARCH 7, 2011, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**

Morse moved that the Board approve the Minutes of the February 24, 2011, meeting. Reynard seconded the motion, which passed on a vote of 5-0-1, with Meredith and Rolley abstaining as they were not at the meeting on the 24th.

Morse moved that the Board approve the Minutes of the March 7, 2011, meeting. Reynard seconded the motion, which passed on a vote of 6-0-1, with Miller abstaining as they were not at the meeting on the 7th.

Morse requested the following two items be removed from the Consent Agenda and placed on the General Agenda for questions.

**APPROVE THE FINAL DEVELOPMENT PLAN OF THE 2216 CLAFLIN TOWNHOMES PUD AND THE FINAL PLAT OF LOT 1, 2216 CLAFLIN TOWNHOMES PUD, GENERALLY LOCATED AT 2216 CLAFLIN ROAD. (APPLICANT: ELSEY PARTNERS-BRIAN AND CHRIS ELSEY /OWNERS: G. "HAL" ROSS AND MARY LOU ROSS)**

**APPROVE THE FINAL PLAT OF LOTS 1 AND 2, BRICKEI ADDITION, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF S. 5<sup>TH</sup> STREET AND POTTAWATOMIE AVENUE. (APPLICANT: JEFFERY HANCOCK, SMH CONSULTANTS ON BEHALF OF THE OWNERS, GERALD BRICKEI AND CHRIS DARRAH)**

**GENERAL AGENDA**

**A PUBLIC HEARING TO CONSIDER THE REZONING OF THE LOT 2, CARLSON ADDITION, AN APPROXIMATE 4.4-ACRE TRACT OF LAND, GENERALLY LOCATED AT 480 MCCALL ROAD, FROM I-2, INDUSTRIAL PARK DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT. (APPLICANT: TOM ABBOTT /OWNER: MCCALL INC. – TOM ABBOTT)**

Zilkie presented the Staff Report and recommended approval.

Miller opened the public hearing.

Rich Seidler, McCullough Development, spoke for the applicant and recommended the Board follow the recommendation of staff.

Hill asked how many employees there would be with the coffee kiosk. Seidler said he believed there would be one employee.

Miller closed the public hearing, with no one else speaking.

Hill moved that the Planning Board recommend approval of the rezoning of Lot 2, Carlson Addition, generally located at 480 McCall Road, from I-2, Industrial Park District, to C-5, Highway Service Commercial District, based on the findings in the Staff Report.

Reynard seconded the motion, which passed on a vote of 7-0.

**APPROVE THE FINAL DEVELOPMENT PLAN OF THE 2216 CLAFLIN TOWNHOMES PUD AND THE FINAL PLAT OF LOT 1, 2216 CLAFLIN TOWNHOMES PUD, GENERALLY LOCATED AT 2216 CLAFLIN ROAD. (APPLICANT: ELSEY PARTNERS-BRIAN AND CHRIS ELSEY /OWNERS: G. "HAL" ROSS AND MARY LOU ROSS)**

Morse asked what had changed with the proposed development since the Planning Board hearing to consider the Preliminary Development Plan that resulted in the City Commission removing the condition the Board had added relating to improvements in the Tecumseh-Quivera drainage system.

Cattell explained that the consultant provided the City Commission with additional storm drainage information and that the City Commission was comfortable that the development was addressing the drainage impact that it was creating and would not add to the existing downstream conditions. He said the City Commission overrode the Planning Board and removed Condition #7 added by the Board which read, "The approval of Final Development Plan shall be contingent upon awarding of the Hartford Road Drainage Improvements Project and Tecumseh/Quivera Drainage Improvements Project."

Jeff Hancock, SMH Consultants, explained that the additional information identified that use of a six inch outflow pipe created over-detention in the detention pond, which improved conditions in the drainage system beyond existing conditions. He had also spoken with the Public Works Department about the applicant constructing some the proposed drainage improvements on Claflin Road concurrently with the PUD, instead of waiting for the City's larger drainage project, which would result in improved downstream conditions.

Rolley asked Hancock to quantify the changes. Hancock explained the 2 year, 10 year and 100 year storm frequency values and the reduced rates of runoff resulting from the over detention.

Meredith asked if Hancock was saying the pond would hold 10 to 15 percent more water.

Hancock indicated it would be a 10 to 15 percent improvement in flow rates.

Morse said it still isn't clearly known when drainage improvements will be made in the Tecumseh Quivera drainage basin.

Rolley asked about the PUD approval process.

Zilkie said if the Final Development Plan is in substantial compliance with the approved Preliminary PUD and the ordinance adopted by the City Commission establishing the PUD, the Planning Board's responsibility is to approve the Final Plan. He said the Final Plan is in substantial compliance.

Hill and Hancock discussed the 2 year, 10 year and 100 year storm frequency values used to calculate runoff with the development. Hill suggested that consultants should start using 500 year storm values, which appear to be reoccurring more frequently.

Kratochvil moved that the Planning Board approve the Final Development Plan and the Final Plat of Lot 1, 2216 Claflin Townhomes PUD. Reynard seconded the motion.

Morse said she would not vote in favor of the Final Plan and Final Plat and that in the absence of any significant improvement, she is still not convinced about the lack of additional drainage impacts.

Rolley said she wanted to reiterate that it is the charge of the Planning Board to approve a Final PUD Plan that was submitted in compliance with an ordinance approved by the City Commission. She said the City Commission evidently believes that the development is appropriate and at this time it is not up to the Board to provide any additional feedback. The Board had already given the City Commission counsel regarding drainage concerns and it wasn't heeded.

Meredith said he agreed with Rolley and would vote in favor of the development.

The motion passed on a vote of 6-1, with Morse opposed.

**APPROVE THE FINAL PLAT OF LOTS 1 AND 2, BRICKEI ADDITION, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF S. 5<sup>TH</sup> STREET AND POTTAWATOMIE AVENUE. (APPLICANT: JEFFERY HANCOCK, SMH CONSULTANTS ON BEHALF OF THE OWNERS, GERALD BRICKEI AND CHRIS DARRAH)**

Morse asked why a Preliminary Plat was not required.

Bunger explained there is no Preliminary Plat associated with the original town plat of the City approved in 1858 and that the proposed Final Plat is simply a replat to move Ward lot lines to create two new lots.

Morse moved that the Planning Board approve the Final Plat of the Brickei Addition. Reynard seconded the motion, which passed on a vote of 7-0.

**REPORTS AND COMMENTS BY BOARD MEMBERS**

Morse mentioned she would like an update on K-18 and on downtown redevelopment. Cattell said staff would provide updates at an upcoming meeting.

There were no other reports or comments.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner