

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**April 18, 2011**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Mike Kratochvil.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Cam Moeller, Planner II; Chad Bunger, Planner II; Jason Hilgers, Assistant City Manager; and Rob Ott, City Engineer.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE APRIL 4, 2011, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**
2. **APPROVE THE FINAL PLAT OF LOTS 1-2, TATARRAX ADDITION, UNIT FOUR, GENERALLY LOCATED 190 FEET WEST OF THE INTERSECTION OF TATARRAX DRIVE AND MARLATT AVENUE. (APPLICANT: JEFFERY HANCOCK, SMH CONSULTANTS AS AGENT FOR OWNERS: EDGAR C. AND BARBARA M. GATEWOOD)**
3. **SET ASIDE THE FINAL PLAT OF LOT 1, 2216 CLAFLIN TOWNHOMES PUD, GENERALLY LOCATED AT 2216 CLAFLIN ROAD AND APPROVE THE REVISED FINAL PLAT OF LOT 1, 2216 CLAFLIN TOWNHOMES PUD. (APPLICANT: ELSEY PARTNERS-BRIAN AND CHRIS ELSEY /OWNERS: G. "HAL" ROSS AND MARY LOU ROSS) NOTE: THE REVISED FINAL PLAT REFLECTS A REVISED UTILITY EASEMENT.)**

Hill moved that the Board approve the Consent Agenda. Reynard seconded the motion.

Morse indicated she would be voting against approval of the revised Final Plat of Lot 1, 2216 Claflin Townhomes PUD, to be consistent with her previous votes on the development and her concerns about drainage.

On a vote, the motion passed 6-0 for Items 1 and 2; and 5-1, with Morse voting against, on Item 3.

### **III. UPDATES**

#### **UPDATE ON THE DOWNTOWN REDEVELOPMENT PROJECT.**

Hilgers provided the Board with an overview of the current status of the Downtown Redevelopment Project, as well as plans for opening the North Third Street and Leavenworth intersection. He answered questions from the Board regarding pedestrian connections, bicycle routes, future use of the City Park in the south end redevelopment area, as well as plans for a pedestrian and bicycle tunnel connection to the Depot.

#### **UPDATE ON K-18 REALIGNMENT AND CONSTRUCTION PHASING.**

Ott provided an overview of the upcoming construction phasing for the K-18 expressway improvements, from Ogden to Seth Child Road. He also explained the extensive utility relocations and drainage improvements associated with project and answered questions from the Board

#### **REPORTS AND COMMENTS BY BOARD MEMBERS.**

There were no comments or reports by Board members.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for planning