

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

MEMBERS PRESENT: Bill Meredith, Vice-Chair; Gary Stith; Mike Hill; Linda Morse; and Jerry Reynard.

MEMBERS ABSENT: Stephanie Rolley and Mike Kratochvil.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Chad Bunger, Planner II; Lance Evans, Senior Planner; Karen Davis, Director of Community Development; Lauren Palmer, Assistant City Manager; Curt Loupe, Director of Parks and Recreation; Peter Van Kuren, Airport Director; Jerry Snyder, Director of Fire Services; Dale Houdeshell, Director of Public Works; and, Rob Ott, City Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

GENERAL AGENDA

TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 1.15 ACRE TRACT OF LAND, WHICH CONSISTS OF THE SOUTHWESTERN PORTION OF THE PROPERTY LOCATED AT 2035 ROCKHILL ROAD, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO C-1, RESTRICTED BUSINESS DISTRICT. (APPLICANT/OWNER: STEVE R. AND MARY K. SPRINGER).

Hill moved that the Planning Board table the public hearing to consider the rezoning of the southwestern portion of 2035 Rockhill Road to the August 15th Planning Board meeting.

Reynard seconded the motion, which passed on a vote of 5-0.

A PUBLIC HEARING TO CONSIDER A STATE OR MUNICIPALLY OWNED AND OPERATED PUBLIC UTILITY OR PUBLIC FACILITY FOR A PROPOSED RILEY COUNTY FLEET VEHICLE PARKING LOT, WHICH WILL CREATE 16 OFF-STREET PARKING SPACES FOR RILEY COUNTY OWNED VEHICLES ONLY, GENERALLY LOCATED AT 500 HUMBOLDT STREET, WHICH IS ON THE NORTHWEST CORNER OF HUMBOLDT STREET AND N. 5TH STREET. (APPLICANT/OWNER: BOARD OF RILEY COUNTY COMMISSIONERS).

Zilkie presented the staff report for the proposed municipally-owned facility and recommended approval.

Stith asked about whether a stair detail shown in the site plan pertained to the existing sidewalk, or if it was part of the County's proposal for a new sidewalk. Zilkie replied that he would let the County answer that question.

Hill asked if the City's Engineering Department had reviewed the site plan. Zilkie replied that they had, and that they had no comments or concerns.

Stith inquired about the stair detail on the southwest corner of the site. He also inquired about the condition of the apron at the alley on to 5th Street, since it is in questionable condition and asked if the City and County could work together to repair or replace that apron as a part of this project. He expressed his opinion that with the added traffic due to the construction of the parking lot and the current condition of the apron, it would most likely have to be replaced in the near future anyway. He also commented that while the site plan calls for only one tree, all that is technically required by the Zoning Regulations, adding more trees to the landscaped area along 5th Street could have some benefits, both for reducing the heat island effect and to provide shade for those who must park their cars in the proposed lot. Zilkie agreed that it was a good idea, and deferred the specifics of the comment to the representatives of the County.

Leon Hobson, Riley County Public Works Director, explained that the stairs shown on the site plan were located on the adjacent property, and that in order to meet ADA standards, they are going to have to lower the sidewalk to meet the elevation of the driveway, and then raise it again on the other side, thus requiring the stairs and lengthened railing.

Stith asked if it was cost prohibitive to simply ramp the sidewalk down, rather than requiring the stairs. Hobson replied that it was a fairly substantial amount of elevation difference, and that it would be difficult to meet the required 1:12 slope without going much further back. Stith then asked about the sidewalk transition to the County property shown on the site plan.

Hobson explained that the sidewalk would slope down to meet the driveway elevation at that location. He said that they would take a look at the alley apron with the City to see if they could get a joint effort together to repair it. He then added that, after their meeting with the Historic Resources Board, they had begun to consider placing somewhere between 3-5 trees in along N. 5th Street, although the space available to plant them is only about 54 inches wide.

Meredith opened the public hearing.

Mark Landis, resident of 510 Humboldt Street, explained that he maintains the landscaping at the apartment building and also waters, mows, and fertilizes the grass on the currently-vacant county owned lot. He said that he talked to several of the residents in the area, and that they can't see the sense in creating a parking lot for 16 stalls when there is a public lot currently across 5th Street that is half-empty most days. He proposed

instead that it be turned in to a community garden, and explained that, with all of the other parking lots located in the downtown area, the vacant lot's green space was welcome and helped to make the neighborhood feel a little bit homier.

No one else spoke and Meredith closed the public hearing and opened the floor for Board discussion.

Morse asked Hobson to explain the use of the public parking lot that Farmer's Market uses and how much parking is available.

Hobson explained that whenever there is a trial at the Courthouse, parking is at a premium in that lot, as well as during business hours on most weekdays.

Stith clarified that the lot as proposed would open up spaces for the public to use that are closer to the Courthouse itself. Hobson concurred.

Clancy Holeman, Riley County Counselor, explained that, for years, one of the common complaints for people coming to the Courthouse to do business, as jurors or to renew their tags or pay taxes is that there is virtually nowhere available to park. The County bought this lot specifically to help alleviate that problem, and it will serve this very important public purpose. He then explained the way in which greater access for disabled persons would be provided, closer to the Courthouse, through the construction of this lot, and that no concerns had been raised at the required neighborhood meeting.

Morse moved that the Manhattan Urban Area Planning Board find that, by a preponderance of the evidence, the public interest to be served by the proposed Municipal Facility outweighs the impacts upon the legitimate community interests, and recommended approval of a proposed Municipal Facility for a Riley County fleet vehicle parking lot for Riley County-owned vehicles, at 500 Humboldt Street, based on the findings of the Staff Report, as recommended by City Administration.

Reynard seconded the motion, and Morse added that she appreciated Landis' comments about losing the green space, but ultimately felt that, however lamentable the loss of open space, better access to do County business represents a greater public good. She also added that she appreciated the extra trees that were proposed.

The motion passed with a vote of 5-0.

REVIEW THE PROPOSED 2012–2017 CAPITAL IMPROVEMENTS PROGRAM (CIP) FOR CONFORMANCE WITH THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN AND REVIEW THE URBAN SERVICE AREA BOUNDARY.

Cattell introduced the item and indicated he had passed out a revised page 25 of the CIP. He provided an update on the Urban Service Area Boundary and utility services in the US 24 and Gateway Corridors, indicating that he recently adopted an update of the Gateway to Manhattan Plan shows a revised Urban Service Area Boundary, based on the approximate 1120 elevation contour due to water pressure limitations in the area. He

indicated that no action was need from the Board on the Urban Service Area Boundary and the City Administration would come back when the Urban Service Area was determined in the Blue Township area for expanded water service.

Dale Houdeshell, Director of Public Works, summarized the Public Works projects.

Morse asked about improvements to Casement Road, the old Blue beautification project, Allen Road, the Hawk traffic control system and if the storm water ditch on the east side of Northeast Park was in the CIP. She also asked about Wildcat Creek projects to address flooding and the Tecumseh/Quivera project. He reminded the Board about the newly formed Wildcat Creek Working Group that will begin addressing flooding issues in the that basin.

Houdeshell updated the Board on these projects.

Hill asked about improvements to West Anderson Avenue from Anneberg Park to Scenic Drive.

Houdeshell indicated it was designed but there was currently no funding for it.

Stith asked if the CIP was posted on the City Web site.

Palmer indicated it is along with the Budget.

Davis summarized the Community Development Department's projects.

Morse indicated she was glad to see an update to the Comprehensive Plan was identified in the CIP to address changes caused by Fort Riley and NBAF.

Snyder summarized proposed Fire Department projects and equipment purchases.

Van Kuren summarized Airport Projects. Morse asked if rental car agencies pay rent.

Loupe summarized Parks and recreation Department projects.

Morse asked for clarification on projects involving Northeast Park.

There being no further discussion or questions, Hill moved that the Manhattan Urban Area Planning Board find that the proposed 2012-2017 Capital Improvements Program is in general conformance with the Manhattan Urban Area Comprehensive Plan.

The motion was seconded by Stith and passed on a vote of 5-0.

ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF THE CHAIRPERSON AND VICE-CHAIRPERSON.

Morse nominated Meredith for Chairperson. Meredith declined.

Hill nominated Reynard for Chairperson and Meredith for Vice Chair. Stith seconded the nominations. On a vote, the nominations were approved 4-0-1, with Meredith and Reynard each abstaining from voting for themselves.

Cattell indicated that the Board needed to select a member to serve on the Wildcat Creek Working Group. He indicated that Rolley had called him earlier in the day to nominate Hill to serve on the committee.

Morse moved to nominate Hill. Stith seconded the motion, which passed on a vote of 5-0.

REPORTS AND COMMENTS BY BOARD MEMBERS.

Evans provided an update on the African American Cultural Resources Survey Project and the open house that will be held on Monday, July 25th at 7pm in the City Commission Room.

There being no further business,
Meredith adjourned the meeting.

Respectfully submitted,

Kevin Credit, Planning Intern