

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 1, 2011**  
**7:00 p.m.**

**MEMBERS PRESENT:** Jerry Reynard, Chairperson; Bill Meredith, Vice-Chair; Mike Hill; Gary Stith; and, Mike Kratochvil.

**MEMBERS ABSENT:** Linda Morse and 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 JULY 7, 2011, AND JULY 18, 2011, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**

**APPROVE THE FINAL PLAT OF LOTS 32-58, NORTHWING ADDITION, UNIT TWO, GENERALLY LOCATED 340 FEET EAST OF THE INTERSECTION OF NORTHWING DRIVE AND MARLATT AVENUE. (APPLICANT: FREY PROPERTY DEVELOPMENT CORPORATION /OWNER: ANDERS TRUST, ISAAC W. ANDERS AND JANET J. ANDERS)**

**APPROVE THE FINAL PLAT OF LOTS 2 AND 3, PENNY'S ADDITION, UNIT TWO, AN INDUSTRIAL PUD, GENERALLY LOCATED 525 FEET SOUTHEAST OF THE INTERSECTION OF EUREKA DRIVE AND EUREKA TERRACE. (APPLICANT: PENNY'S CONCRETE – CHRIS RICKARD /OWNERS: PENNY'S CONCRETE INC. AND SSF DEVELOPMENT LLC)**

Kratochvil moved that the Board approve the Consent Agenda. Hill seconded the motion, which passed on a vote of 5-0.

**GENERAL AGENDA**

**A PUBLIC HEARING TO AMEND ORDINANCE NO. 6730 AND THE FINAL DEVELOPMENT PLAN OF PENNY'S CONCRETE INDUSTRIAL PLANNED UNIT DEVELOPMENT (PUD); AND, REZONING AN APPROXIMATE 3.5-ACRE TRACT OF LAND FROM C-6, HEAVY COMMERCIAL DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT, TO PUD, INDUSTRIAL PLANNED UNIT DEVELOPMENT**

**DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT. THE PROPOSED AMENDMENT AND REZONING ARE FOR A PROPOSED EXPANSION OF PENNY'S CONCRETE PUD, GENERALLY LOCATED 525 FEET SOUTHEAST OF THE INTERSECTION OF EUREKA DRIVE AND EUREKA TERRACE. THE 3.5-ACRE TRACT TO BE REZONED AND ADDED TO THE PUD IS LOCATED ADJACENT TO, AND SOUTH OF PENNY'S CONCRETE, ALONG THE EAST SIDE OF EUREKA TERRACE. (APPLICANT: PENNY'S CONCRETE – CHRIS RICKARD /OWNERS: PENNY'S CONCRETE INC. AND SSF DEVELOPMENT LLC)**

Zilkie presented the staff report and recommended approval.

Stith mentioned that the site is well maintained and expansion is a good thing. He said that relocation of some of the trees may not work as some are dying and there may be a need for additional trees to screen the site. He also commented on the future curb cut on Lot 3. Zilkie confirmed that Riley County and KDOT must approve a permit for access.

Reynard opened the public hearing.

No one spoke and Reynard closed the public hearing.

Kratochvil moved that the Planning Board recommend approval of the of the proposed amendment of Ordinance No. 6730 and the approved Final Development Plan of the Penny's Concrete Industrial PUD and the rezoning of Lot 36, Eureka Addition, Unit Two, from C-6/AO to PUD/AO, to be known as the Final Development Plan of Penny's Concrete, Unit Two, an Industrial PUD, based on the findings in the Staff Report, based on the findings in the Staff Report, with the following condition of approval:

1. Exempt signage shall include signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),and (7); and, Section 6-104 (B)(2) and B(5).

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

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

There were no reports or comments.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner