

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 15, 2011**  
**7:00 p.m.**

**MEMBERS PRESENT:** Jerry Reynard, Chairperson; Bill Meredith, Vice-Chair; Gary Stith; 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; Cam Moeller, Planner II; Chad Bunger, Planner II; and, Kevin Credit, Planning Intern.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE AUGUST 1, 2011, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Stith moved that the Board approve the Consent Agenda. Meredith seconded the motion, which passed on a vote of 7-0.

**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)**

Kratochvil moved that the Board table the public hearing to rezone a portion of the property at 2035 Rockhill Road, an approximate 1.4 acre tract of land, from R, Single-Family Residential District to C-1, Restricted Business District, to the September 8, 2011, Manhattan Urban Area Planning Board meeting, as requested by the applicant

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

**REPORTS AND COMMENTS BY BOARD MEMBERS**

Credit presented a brief overview of the 2010 Census demographic profile for Manhattan. The trend mentioned include the growth of Manhattan's population from 44,831 in 2000 to 52,281 in 2010, at a rate of 16.6%; people in the age group of 15 to 29 make up 51.8% of the total population; there is a continuing decline in the proportion of husband-wife families, households with individuals under 18, and households with individuals over 65 since 1990; the proportion of vacant housing units has grown to 7.5% in 2010 from 4.2% in 2000; and, renter-occupied housing has increased from 57.1% to 60.8% of all occupied housing units.

Cattell updated the Board about the Wildcat Creek Working Group and the K18 Corridor Master Plan.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner