

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
September 8, 2011
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil, Gary Stith.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE AUGUST 15, 2011, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF THE BELLERIVE ADDITION, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND HEARTLAND DRIVE. (APPLICANT: SMH CONSULTANTS – JEFFREY HANCOCK ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT, MARY L. VANIER, AND THE DEVELOPER, FIELDHOUSE DEVELOPMENT, INC. – ZACHARY J. BURTON, PRESIDENT /OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER)

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

GENERAL AGENDA

CONSIDER A REQUEST TO EXTEND THE DATE OF APPROVAL OF THE FINAL DEVELOPMENT PLAN OF THE FLINTHILLS HOSPITALITY COMMERCIAL PLANNED UNIT DEVELOPMENT LOCATED ON ALLISON AVENUE WEST OF THE INTERSECTION OF FT. RILEY BOULEVARD AND ALLISON AVENUE. (APPLICANT/OWNER: AFAD, INC. – RUSSELL K. BRIGGS FORMERLY K-AIR, INC. – RUSSELL K. BRIGGS)

Zilkie presented the staff report and recommended approval of the requested extension.

Rolley asked if the two hotels on the site went downtown then the site could be sold to someone else. Zilkie indicated that was correct or the owner could develop it themselves.

G. Baird, 2717 Allison Avenue asked the Board to deny the extension. He reiterated several of the concerns expressed with the rezoning such as traffic, safety and access.

Hill said he thought the request was reasonable to ask for an additional 18 months and after 18 months the Board can then reconsider the situation.

Zilkie mentioned the PUD requirements regarding substantial improvements will control whether a different set of hotels can be built and didn't think it was likely but it's a possibility different hotels could be built.

Morse said she was opposed to the original proposal because she learned in the public hearing that fire trucks do not use Allison Avenue because the trucks bottom out on Allison and instead use a longer route to get to the site. She said would not support the request.

Reynard said he also voted no but would support the request because it may help the owner sell the property.

Rolley said she was concerned that the Board shouldn't approve the request to help a businessman sell the property. She said she would support the request because it was previously approved but would not support another extension if she was still on the board

Hill said he would support the extension because the PUD has already been approved and the request is reasonable.

Hill moved that the Planning Board approve an extension of the approved Final Development Plan of the Flinthills Hospitality Commercial PUD for 18 months beginning February 2, 2012, and ending August 2, 2013, based on Article IX, Planned Unit Development Districts, Section 9-107 (B).

Morse she was opposed because three years is more of a blank check option as well as her reason mentioned earlier.

Meredith seconded the motion, which passed on a vote of 4-1, with Morse opposed.

REPORTS AND COMMENTS BY BOARD MEMBERS

Reynard said he attended a steering committee K-18 study area meeting and there was no new information to report. He said an invitation will be extended to KDOT for updates. Cattell described the study area and some of the issues. The next meeting is last day of September, with the study hopefully completed by next June.

Cattell updated the Board on the Wildcat Creek Watershed Working Group. He said they've had two meetings and the next meeting is on the 22nd at 7:00 PM in the

Commission Room. He said there are five to six subcommittees with different tasks such as detention basins and watersheds, data collection and others. He described the activity of his subcommittee, development and freeboard.

Respectfully submitted,

Steve Zilkie, Senior Planner