

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 3, 2011
7:00 p.m.

MEMBERS PRESENT: Jerry Reynard, Chairperson; Linda Morse; Mike Hill; Stephanie Rolley; Gary Stith; and Mike Kratochvil.

MEMBERS ABSENT: Bill Meredith.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Rob Ott, P.E., City Engineer; and, Peter Clark, P.E., Civil Design Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE FINAL PLAT OF GRAND VISTA-UNIT 2 ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND GRAND VISTA LANE. (APPLICANTS/OWNERS: THERER CONSTRUCTION INC., A KANSAS CORPORATION-LARRY THERER AND RUSSELL CLAY HARVEY)

Kratochvil moved that the Board approve the Consent Agenda. Stith seconded the motion, which passed on a vote of 4-0.

Hill and Rolley joined the meeting.

GENERAL AGENDA

PUBLIC HEARING TO CONSIDER A STATE OR MUNICIPALLY OWNED AND OPERATED PUBLIC UTILITY OR PUBLIC FACILITY FOR A PROPOSED CITY OF MANHATTAN/PUBLIC WORKS DEPARTMENT TRAFFIC OPERATIONS FACILITY, GENERALLY LOCATED NORTH OF FT. RILEY BOULEVARD, SOUTH OF EL PASO LANE, BETWEEN S. 10TH AND S. 11TH STREET ALONG THE EAST SIDE OF S. 11TH STREET, AND AN EXISTING PARKING AND STORAGE AREA, GENERALLY LOCATED ON THE NORTHWEST CORNER OF FT. RILEY BOULEVARD AND S. 11TH STREET ALONG THE WEST SIDE OF S. 11TH STREET (APPLICANT/OWNER: CITY OF MANHATTAN/PUBLIC WORKS DEPARTMENT)

Zilkie introduced the item, which was followed by comments by Ott about the need for the facility and the operational characteristics of the facility.

Kratochvil asked Ott if consideration was given to consolidating all of the Traffic Division operations into one facility. Ott said consolidation has been considered in the past but wasn't economically feasible.

Kratochvil asked if there was master plan for consolidating street, sewer, water, and mechanics in one building like the county. Ott said there has been some discussion to consolidate and funding is a factor.

Clark presented a PowerPoint describing the proposed municipal facilities.

Kratochvil suggested the computer and IT room be designed like a safe room. Clark said site visits of other communities found computer rooms are hardened for protection. Ott said consideration has been given to using the computer room as a backup server location to City Hall, dependent on future funding.

Morse asked what would happen if the project wasn't funded. Ott said the City Commissioner's have directed staff to seek a designer/builder for the project.

Morse asked about the size of the monopole and if it would have guy wires. Ott said it would not have a large diameter and would not have guy wires, Clark said it would be like a large flag pole and the antenna at the top of the pole would be small panels. Ott then described the communication signal patterns between the facility, Bluemont water tower and traffic signals.

Morse asked if both parking lots would be paved. Clark said paving would occur in stages for the traffic operations site, and the parking area to the west of 11th Street is not planned on being improved at this time. In the future it would be improved.

Morse asked if there would be a right turn only onto Ft. Riley Boulevard from S. 11th Street. Ott said opening the street is not being considered at this time. Previous discussion in 2006 indicated neighborhood opposition to major street improvements, including closing 10th Street intersection.

Stith expressed a concern if there will be a tendency to use the alley, and if consideration had been given to widening the alley, making it one way or adding speed bumps. Ott said there was some discussion about making the alley one way but wants to wait for a request and he hasn't done an analysis. Speed bumps may cause a drainage problem. Stith suggested Ott monitor the alley. Clark said the number of vehicles will be small and employees will be instructed to use Yuma.

Stith asked if of the operations would cause a noise problem for the neighbors. Ott described the process for making signs, which does not involve noise.

Stith asked if there would be a backup generator. Ott said there were no funds for a generator but the design should anticipate an isolated panel for an electrical connection. Stith asked if a location for a backup generator was considered. Ott said it's been considered but no location has been picked.

Stith said that because of the environmental limitations on the site, the proposed facility is a good use of the site.

Kratochvil said he thinks the neighbors will monitor the site and if there are concerns the City Manger will probably hear about them.

Morse asked if the site was subject to flooding and was flooded in 1951. Ott said it may have been flooded in 1951 but the levee should protect the site. He mentioned that elevating the improvements would make the project impractical to build. (Note: The site is in the 500 Year Flood Plain and is not subject to elevation requirements.)

Zilkie described the municipal facility with respect to the Comprehensive Plan, and then recommended approval of the municipal facilities with one condition.

Reynard opened and closed the public hearing with no one speaking. (Note: No members of the public were present at the meeting.)

Stith moved that the Manhattan Urban Area Planning Board find that the public interests to be served by the proposed Municipal Facility, outweigh the impacts upon the legitimate community interests and recommend approval of the proposed Traffic Operations Facility and its future expansion, and the existing parking and storage area, based on the findings in the Staff Report, with the following condition:

1. When the Western Tract is improved, it shall conform to the off-street parking requirements of the Manhattan Zoning Regulations, except the minimum front yard setback along S. 11th Street may be as close as zero (0) feet.

Morse said the city public works services should be consolidated, if possible, like the county and even the consolidation with other governmental entities. She mentioned that the neighborhood meeting must have gone well because no one from the neighborhood was present.

Kratochvil seconded the motion, which passed on a vote of 6-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Reynard mentioned that the Eureka Valley K-18 Corridor committee met and good information should be available by November.

Cattell updated the Board on the Wildcat Creek Working Group and said five of the group's six committee's updated the group. One committee is discussing how to set up a watershed district. The development and freeboard committee are looking at 25 policy

option issues, which may be brought to the Board as well as the Riley County Planning Board. He also mentioned the Corps of Engineers receipt of a \$134,000 grant for a study of the basin under the Silver Jackets program. One part of the grant will be a flood warning system and the second part is for a flood plain management plan, which will encompass a broad range of topics including structural and policy recommendations.

He showed the Board an interactive flood plain map that would provide real time flood warning information.

Ott added more comments on the flood warning gauges.

Kratochvil suggested the SCS should be involved with the Group to address farm fields that are up to the edge of the creek as well as the use of terracing which is disappearing.

Cattell mentioned staff would be doing more work sessions in the coming months.

Respectfully submitted,

Steve Zilkie, Senior Planner