

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
April 2, 2012
7:00 p.m.

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

MEMBERS ABSENT:

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Chad Bunger, Planner II; and, Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE FEBRUARY 23, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF GRAND MERE VANESTA ADDITION, UNIT FOUR, GENERALLY LOCATED TO THE WEST OF THE END OF VANESTA CIRCLE AND NORTH OF KAUFFMAN DRIVE. (APPLICANT: JERRY PETTY, GRAND MERE DEVELOPMENT, INC./OWNERS: PATRICK J. KEATING AND RITA S. KEATING AND GRAND MERE DEVELOPMENT, INC.)

APPROVE THE FINAL DEVELOPMENT PLAN OF LOT 1, GRAND MERE VILLAGE COMMERCIAL PLANNED UNIT DEVELOPMENT, UNIT TWO, AND APPROVE THE FINAL PLAT OF GRAND MERE VILLAGE COMMERCIAL PLANNED UNIT DEVELOPMENT, UNIT TWO, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND VANESTA DRIVE, SOUTH OF VANESTA PLACE. (APPLICANT: THE CLARK EMERSON PARTNERS – RICK WISE/OWNERS: FRONTIER FARM CREDIT – TONEY ENGLISH; GRAND MERE VILLAGE ASSOCIATION – MARY VANIER, PRESIDENT)

Kratochvil moved that the Board approve the Consent Agenda. Anderson seconded the motion, which passed on a vote of 5-2 for the Minutes, with Kratochvil and Rolley abstaining as they were absent from the meeting, and 7-0 for the Final Plats and Final Development Plan.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE RILEY COUNTY ZONING AND SUBDIVISION REGULATIONS, SPECIFICALLY: AMEND SECTIONS 1, 2, 18, 20 AND 22, ADD SECTIONS 3A, 21A, 21B, 21C; DELETE SECTION 8 - G ZONE REGULATIONS, REPLACE WITH SECTION 8 - AGRICULTURAL DISTRICT (AG); AND AMEND SECTIONS 2 & 6 OF THE RILEY COUNTY SUBDIVISION REGULATIONS. (APPLICANT: RILEY COUNTY PLANNING BOARD)

Isaac presented the staff report. Isaac stated the proposed amendments apply to both the Riley County Zoning and Subdivision Regulations. He said two public information meetings were held after the Board reviewed the amendments. Isaac stated one change was made as a result of those meetings to the Use Specific Standards, changing the maximum height of a non-commercial solar energy conversion system from 10 feet to 20 feet. He noted that the Development Guidance System is a standalone document to be adopted by reference. Isaac stated there were no changes made to this document. Staff recommended that the Planning Board forward a recommendation of approval of the proposed amendments and Development Guidance System to the Board of County Commissioners.

Isaac announced that the Riley County Planning Board will hear the request on Monday, April 9, 2012 and if no delays will be presented to the Board of County Commissioners on Thursday, April 19, 2012 at 10:30 AM.

Rolley questioned the site suitability test, specifically where it stated that “the County shall determine if the following factors exist that diminish the subject property’s utility for agricultural production or other means as determined by the Director”. She said there seems some degree of subjectivity and asked if there is a process if someone disagrees with the Director’s or County’s assessment.

Isaac said if the applicant wishes to appeal any interpretation they can go before the Board of Zoning Appeals.

Reynard opened the public hearing.

No one spoke.

Reynard closed the public hearing.

Morse moved that the Manhattan Urban Area Planning Board recommend approval of the amendments to the Riley County Zoning and Subdivision Regulations, based on the findings in the Staff Report.

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

A PUBLIC HEARING TO CONSIDER THE REZONING OF A TRACT OF LAND, FROM "A-3" (SINGLE FAMILY RESIDENTIAL) TO "G-1" (GENERAL AGRICULTURAL), GENERALLY LOCATED APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF COLLINS LANE AND S. MANHATTAN AVENUE, ON THE NORTH SIDE OF COLLINS LANE. (APPLICANT: DEJESUS)

Isaac presented the staff report and recommended approval.

Reynard opened the public hearing.

Reynard asked one of the applicants to explain the construction taking place on the subject site.

Andrea DeJesus said it was her residence, for which she has obtained a building permit. She stated an engineer did a survey and the current site is not in a floodplain. DeJesus said she received a Letter of Map Amendment from FEMA. Due to the flooding issues in the area and at the recommendation of Steve Higgins, the building pad was elevated.

Morse asked the applicant if the building will be used for residential and a business.

DeJesus stated two-thirds of the building will be the residence and the remaining portion will be used for a permanent road side stand.

Dan Portuese, 969 S. Manhattan Avenue, stated he did not have a problem with what the applicant is proposing but does have concerns with zoning of the area.

Reynard closed the public hearing.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the request to rezone a tract of land from "A-3" (Single Family Residential) to "G-1" (General Agricultural), based on the findings in the Staff Report.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Anderson said he's put together a resolution, which urges the City Commission to get involved with public transportation, specifically the fixed routes planned by ATA. He said he hoped the Board would take action on the resolution.

Reynard asked Anderson what he wanted the Board to do.

Anderson moved that the Board consider passing the resolution and forwarding it to the City Commission.

Stith seconded the motion.

Hill asked if there will be any discussion about how the public transportation will be funded. Anderson said funding is up to the City Commission and the resolution asks the Commission to become involved in public transportation and, so far, they have resisted it. Anderson said it carries no weight other than it's an opinion and adds to the public discussion. Hill said he understood but thought the funding and the issue goes hand and hand.

In response to a question from Hill, Cattell reviewed the timelines associated with transit related plans. Hill asked if one of the hurdles has been funding and Cattell agreed.

Hill asked Anderson what has changed recently to fund a transit system because Hill did not want to forward a recommendation that says let's raise our property taxes. Hill said he wasn't opposed to public transportation but was not in favor of raising taxes to do it.

Rolley said the Board never comes up with funding recommendations but makes recommendations on proposals based on the health, safety and welfare of the community.

Rolley said the purview of the planning board and commission is different. She also appreciated Anderson's logical presentation of the history of the subject, which is an important part of the Comprehensive Plan that has not been implemented. She said it was important for the Board to send a message that the Board finds this part of planning has not been addressed and needs to be addressed. She said the question then is how does it get paid for.

Hill said many Planning Board members and Commissions have looked at the issue over time and his question is what has changed.

Stith said there appears to be a package of funding that has been put together to at least initiate the funding of a fixed route system and doesn't involve city funds. He said one of the things the city is being asked to contribute to is the effort to have a fixed route system, which will allow the use of the right of way to put up signs for bus stops and bus shelters, which isn't a cost to the city, but furthers the effort of providing public transportation. He said there is a demonstrated need for public transportation. Stith said the resolution is minimal support and the Board should ask the Commission to consider the effort.

Morse said she would support the resolution as an excellent fit with the Comprehensive Plan and its priorities. She thought the Board should take more positions like the resolution. The closest the Board comes to funding issues is with the Capital Improvements Plan. She said she thinks the resolution supports the concept and effort taking place in the community.

Cattell said there were several factual date issues in the resolution the Board may want to correct and asked if the Board wanted the resolution corrected before adopting it. He also suggested a signature block for the Chairperson to sign. Stith said those were editorial

correction the staff could make, but those do not change the intent and the Board could vote and adopt the resolution tonight.

Kratochvil said he needed more time to review the resolution and has concern with Rolley's comments about planning issues. He wondered what the School Board and Riley County thinks and wanted more information before voting yes or no.

On a vote, the motion passed 4-2-1 with Hill and Reynard opposed and Kratochvil abstaining.

Cattell told the Board the next Wildcat Creek Working Group meeting is on Thursday, April 5th, at 7:00 PM in the City Commission Room and will be, in part, a discussion of goals in the Wildcat Creek Floodplain Management Plan.

Cattell said the Eureka Valley K-18 Corridor study open houses are scheduled for April 11th in Ogden at the Community Center from 4PM to 8PM, and the 19th from 4PM to 8PM in the Manhattan City Commission room.

Stith complimented the quality of the Discovery Center and the Flint Hills Experience. He said an open house for the community is on April 14th.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner

Lisa Daily, Administrative Assistant, Riley County Planning & Development