

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 4, 2012**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Mike Kratochvil.

**STAFF PRESENT:** Steve Zilkie, Senior Planner, and Chad Bunger, Planner II.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MAY 21, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Anderson moved that the Board approve the Consent Agenda. Rolley seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

**REMOVE THE PUBLIC HEARING FROM THE TABLE AND THEN CONDUCT A PUBLIC HEARING TO CONSIDER AMENDMENTS TO THE MANHATTAN ZONING REGULATIONS IN ARTICLE VII, OFF-STREET PARKING AND LOADING, SECTION 7-102(C), FOR THE FRONT YARD RESTRICTIONS OF DRIVEWAYS FOR RESIDENTIAL USES IN RESIDENTIAL DISTRICTS, AND IN ARTICLE XIV, ADMINISTRATION, SECTION 14-604, TO ADD DRIVEWAY RESTRICTIONS FOR RESIDENTIAL USES IN RESIDENTIAL DISTRICTS AS AN AUTHORIZED EXCEPTION.**

Stith moved that the Board remove the public hearing from the table. Anderson seconded the motion, which passed on a vote of 6-0.

Bunger presented a portion of the staff report and asked if there questions.

Rolley asked if a 36 foot wide driveway could extend to the street.

Bunger said the driveway could be wider because of curb flares. He said the Code of Ordinances will need to be modified to be consistent with the proposed zoning

amendments as the current Code of Ordinance width is 24 feet with flares. He mentioned that a previous City Engineer had written a memo that a driveway cut could be 36 feet in width plus flares for three car wide garages.

Rolley asked if surfacing was addressed in Article VII. Bunger said driveways are required to be paved with concrete or asphalt, pavers may also be acceptable. Rolley asked if grasscrete could be used and Bunger said staff could look at the material, if it's proposed. She also asked about gravel surfacing. Bunger said the issue with gravel is maintenance to reduce blowing dust and gravel on sidewalks and the street.

Rolley suggested the City Engineer's memo should be revised and permeable surfacing requirements should be considered while the City is talking about storm water issues.

Morse said she had concerns about the older neighborhoods in Northview. She said there are several large houses in that area and the proposed changes would encourage conversions.

Anderson asked why the driveway width at the street couldn't be 24 feet and then widen to 36 feet for a three bay garage. He said 36 feet at the street didn't seem necessary. Bunger said that wasn't specifically looked at but a driveway with a parking space to the side of the house was looked at and there were backing problems with a narrowed driveway at the street. He also said the majority of driveways are 36 feet when a three car garage is built.

Stith asked if the requirements would apply to a carport and Bunger said the width of the carport would determine the driveway width.

Stith asked if the Exception process would make it easier for the requirements to be waived. Bunger said the majority of driveways will now be able to be approved and the Exception is intended only for very unusual lots or designs.

Bunger completed the staff report presentation and recommended approval.

Reynard opened the public hearing.

No one spoke.

Reynard closed the public hearing.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the amendment to the Manhattan Zoning Regulations to Article VII, Off-Street Parking and Loading, Section 7-102(c) to establish new driveway width standards for residential structures with no more than two (2) dwelling units; and, to Article XIV, Administration, Section 14-604, to add the front yard restrictions in Section 7-102(c) (2) – (4) to the list of authorized Exceptions, based on the findings in the staff memorandum.

Anderson seconded the motion.

Morse said she will vote against the amendments because she was concerned that older neighborhoods or homes that are converted to five apartments, if they have enough land, would create large parking areas in the front yard. She said she could support parts of the changes that are reasonable and understands the trend, but was concerned about conversions. She expressed concern about the idea that a City Engineer's memo would allow changes to driveway curb cuts without public consideration.

Bunger said the proposed regulations apply only to single-family and two-family dwelling structures and does not change the requirements for multiple-family buildings.

Morse said she understood but thinks the rules will be stretched.

On a vote, the motion passed 5-1.

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

Anderson said he received a complaint about two wooden light poles in the Lee Mill Village PUD and passed on the message to staff.

Rolley said this was her last meeting and thanked the staff for their work and working with the Board. She said she did not reapply because she thought an appointment should be limited to two terms to allow for new members and their ideas.

Zilkie, speaking on behalf of the Community Development Department, thanked Rolley for her six years on the Board.

Respectfully submitted,

Steve Zilkie, Senior Planner