

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 6, 2012**  
**7:00 p.m.**

**MEMBERS PRESENT:** Jerry Reynard Chairperson; Linda Morse; Phil Anderson; John Ball; Gary Stith; Mike Hill; and, Mike Kratochvil.

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Chad Bunger, Planner II; Peter Van Kuren, Airport Director; Jerry Snyder, Director of Fire Services; Curt Loupe, Director of Parks & Recreation; Rob Pugh, Assistant Director - Utilities, Rob Ott, City Engineer; Karen Davis, Director of Community Development; and, Lauren Palmer, Assistant City Manager.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MINUTES OF THE JUNE 18, 2012, AND JULY 2, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**

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

**GENERAL AGENDA**

**REVIEW THE PROPOSED 2013–2018 CAPITAL IMPROVEMENTS PROGRAM (CIP) FOR CONFORMANCE WITH THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN AND REVIEW THE URBAN SERVICE AREA BOUNDARY.**

Cattell introduced the item and provided an update on the Urban Service Area Boundary and utility services in the US 24, Gateway, and K-18 Corridors. Representatives from city departments provided overviews of proposed CIP items and answered questions from the Board. The Planning Board had general comments and questions as follows.

Airport: Stith asked about way-finding signs on I-70. Anderson suggested a modest parking fee to fund parking improvements. Ball asked about reinvesting in hangers and identifying space for adding new hangers.

Fire: Anderson asked for clarification on laptops in fire engines. Morse asked about improving fire protection in the Knox Lance area with more hydrants.

Park & Recreation: Anderson asked about park concession stands and if they could be considered at locations lacking concessions.

Community Development: Stith asked when the consultant solicitation process would begin for the Comprehensive Plan Update.

Public Works: Anderson asked about the 17<sup>th</sup> & Anderson turn lane project. Morse asked about the status of the Tecumseh/Quivera drainage project and the Knox Lance sidewalk. Stith asked about filling sidewalk gaps throughout the community and the need for an annual fund.

City-University Projects Fund: Stith asked for clarification on the fund and project selection process.

Following the discussion, Stith moved that the Manhattan Urban Area Planning Board find that the proposed 2013-2018 Capital Improvements Program is in general conformance with the Comprehensive Plan, and pointed out that it is important to the future growth of the city to have funds available for the Comprehensive Plan Update. The motion was seconded by Morse, and passed on a vote of 7-0.

**CONSIDER A REQUEST FOR ANNEXATION OF THE RESERVE ADDITION, CONSISTING OF TRACT I, A 0.7 ACRE TRACT OF LAND, GENERALLY LOCATED NORTH OF THE BELLERIVE ADDITION, AND TRACT II, AN APPROXIMATE 56 ACRE TRACT OF LAND, GENERALLY LOCATED WEST OF COLBERT HILLS GOLF COURSE (APPLICANT: SMH CONSULTANTS – JEFFREY HANCOCK ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT, MARY L. VANIER/OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER)**

**A PUBLIC HEARING TO CONSIDER THE REZONING OF THE RESERVE ADDITION FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R-S, SINGLE-FAMILY RESIDENTIAL SUBURBAN DISTRICT, CONSISTING OF TRACT I, A 0.7 ACRE TRACT OF LAND, GENERALLY LOCATED NORTH OF THE BELLERIVE ADDITION, AND TRACT II, AN APPROXIMATE 56 ACRE TRACT OF LAND, GENERALLY LOCATED WEST OF COLBERT HILLS GOLF COURSE. (APPLICANT: SMH CONSULTANTS – JEFFREY HANCOCK ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT, MARY L. VANIER/OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER)**

**A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE RESERVE ADDITION, AN APPROXIMATE 57 ACRE TRACT OF LAND, GENERALLY LOCATED NORTH OF THE BELLERIVE ADDITION, AND WEST OF COLBERT HILLS GOLF COURSE. THE DEVELOPMENT IS PROPOSED TO CREATE SEVEN SINGLE-FAMILY RESIDENTIAL LOTS. (APPLICANT: SMH CONSULTANTS – JEFFREY HANCOCK ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT, MARY L. VANIER /OWNER: GRAND MERE DEVELOPMENT – MARY L. VANIER)**

Zilkie presented the three staff reports and recommended approval of each.

Stith asked why the extension of Players Terrace would be right-of-way rather than travel easement. It was explained that the street was right-of-way to allow access to the north for future Grand Mere development because the street will have more traffic than the four houses proposed in The Reserve.

Stith also asked about the proposed force main.

Reynard opened the public hearing.

Jerry Petty, Project Director of Grand Mere Development, responded to the force main question and said Grand Mere has worked with the City's Utility Department and homes in the subdivision will have private in-house grinder pumps and service lines, which will be privately funded, connecting to the common force main, which may be funded by a benefit district with the force main to be maintained by the City. Petty explained the force main is a pressurized line and is unique to the City. He said each grinder pump provides pressure to the system.

Ball asked if there would be a special assessment for the utilities. Ott said traditionally subdivisions generate a benefit district and the associated costs. Ott said it was his understanding benefit districts for The Reserve would be paying 100% of the costs.

Morse said she has voted against extra long cul-de-sacs in the past due to the lack of a secondary access for emergency vehicles, but the low density and turnarounds were acceptable in this instance. Morse also asked about storm drainage. Petty explained, in general terms, that the runoff before and after will be equal and they will use either an existing pond or a new pond for the added minimal runoff. With minimal effort the existing pond's spill way can be modified to account for more than the equivalent runoff from The Reserve. She asked if the future development to the north of Players Terrace was accounted for in the existing pond and Petty said it was.

Anderson asked if the streets and utilities have been built and Petty said the improvements have been designed to meet the requirement of the Preliminary Plat but have not been built. He said improvements may be provided before homes are built. Petty said home sites are marked where someone may build, based on advanced marketing, but are not finalized. He added that the force main and street will be built in the easements

and service lines will connect to the main. Petty also mentioned private covenants will apply to the home sites and sites will be kept as natural as possible.

No one else spoke.

Reynard closed the public hearing.

Stith said he would normally like more density but the terrain is a limitation. He also mentioned the cost of the improvements would be high but the proposed street improvement will help reduce that cost.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of The Reserve Addition, generally located north of Bellerive Addition and west of Colbert Hills Golf Course, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP).

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

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of The Reserve from County R-PUD, Residential Planned Unit Development District, to R-S, Single-Family Residential Suburban District, based on the findings in the Staff Report.

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

Stith commented that it was important to recognize the approval was based on specific reasons related to The Reserve, described in the staff recommendation, and that the Board was not setting a precedent for granting Variations.

Stith moved that the Planning Board approve the Variations Article X, Subdivision Layout Standards, set out in the staff memorandum, based on the findings in the staff memorandum, and approve the Preliminary Plat of The Reserve Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the three conditions of approval recommended by City Administration:

1. Prior to submittal of a Final Plat, drainage plan option 1 or option 2 shall be determined; a covenant between the city and the owner shall be submitted and filed with the Final Plat, if option 2 is the drainage plan.
2. A permanent easement/restrictive covenant between the City and Kansas State University Golf Course Management and Research Foundation for a travel easement and a permanent utility easement shall be filed with the Final Plat.
3. A covenant between the City and owner for maintenance shall be submitted with the Final Plat to ensure maintenance of the travel easements, Players Place and Purple Aster Place.

Anderson seconded the motion.

Morse said she would support the motion but wanted the Board to take seriously the Variations because future developers will look at the Board's action. She said she agreed with the reasons set out in the staff's recommendations. She also said the threshold should be high for granting Variations.

On a vote, the motion passed 7-0.

**ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF THE CHAIRPERSON AND VICE-CHAIRPERSON.**

Anderson nominated Stith as Chairperson. Ball seconded the nomination. Reynard asked if there were other nominations and Kratochvil nominated Hill. Hill declined because his term was coming up.

On a vote of 7-0, Stith was elected Chairperson.

Kratochvil moved that Reynard be nominated as Vice Chairperson and Reynard declined. Anderson nominated Morse. Stith seconded the nomination.

On a vote of 7-0, Morse was elected Vice Chairperson.

**REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.**

Anderson asked Ott about the Bluemont round-about and traffic accidents. Ott said he knows there have been minor side-wipes and can generate a crash report. He also said he's seen the bike signs and appreciates the efforts to make cars mindful of bikes and bike safety. Anderson also asked who owns the bridge pier on the west side of bridge. Ott said he wasn't sure the pier is in KDOT right-of-way or in the city. Anderson said he brought the question up because the Hartford Steamship landed nearby but nothing has been done to show that history. Ott said a Transportation Enhancement grant request was made to KDOT several years ago, but the program has been suspended. The grant was for a pedestrian bridge. Ott suggested Anderson contact the city manager's office.

Morse asked for more detail on CIP projects at future meetings.

Respectfully submitted,

Steve Zilkie, Senior Planner