

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 1, 2012
7:00 p.m.

MEMBERS PRESENT: Gary Stith, Chairperson; Linda Morse, Vice-Chairperson; John Ball; and, Jerry Reynard.

MEMBERS ABSENT: Phil Anderson and Mike Kratochvil.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Monty Wedel, Director of Planning and development for Riley County; and, Bob Isaac, Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 6, 2012, AND SEPTEMBER 17, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

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

GENERAL AGENDA

TABLE AND A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY PLAT AND FINAL PLAT) OF THE FARRAR ADDITION, UNIT THREE, GENERALLY LOCATED NORTH OF LEVEE DRIVE AND EAST OF HAYES DRIVE. (APPLICANT: JOE E. FARRAR-FARRAR CORPORATION/OWNERS: CITY OF MANHATTAN AND BIG LAKES DEVELOPMENT CENTER, INC.)

Morse moved that the Manhattan Urban Area Planning Board table the public hearing to consider the Concurrent Plat of the Farrar Addition, Unit Three, to the October 15, 2012, Manhattan Urban Area Planning Board meeting, as recommended by city administration. Reynard seconded the motion, which was approved 4-0.

A PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 15 – SIGNS OF THE RILEY COUNTY ZONING REGULATIONS. (MANHATTAN URBAN AREA PLANNING BOARD)

Wedel presented the staff report and recommended that the Planning Board forward a recommendation of approval to adopt the proposed amendments, as published and shown in the staff report, with the following exception: “No flashing, rotating or otherwise moving signs and no signs lighted in such a way as to create the illusion of movement shall be located in any residential ~~or~~, commercial *or industrial* district”.

Wedel gave a brief overview of the proposed changes including definitions, time limit language affecting removal of signs in PUD’s for discontinued businesses; new size, no double stacking, spacing and other requirements for billboards; and, the prohibition of digital billboards

Stith opened the public hearing.

Bart Thomas, Thomas Outdoor Sign, said he was pleased with the results of the proposed sign changes and that he is opposed to digital billboards.

Ball commented on the full motion sign at the Ogden entrance to Ft. Riley and that it’s very distracting. He said the proposed changes are on the right path to not distracting drivers.

Morse asked Wedel to describe the biggest changes. Wedel said the biggest changes are the elimination of the double stacked signs, the doubling of the spacing requirement between billboards, and prohibition of digital billboards. Morse asked if there any digital billboards in Riley County and Wedel said he was not aware of any in the unincorporated area. Morse said she was concerned about safety related to digital billboards.

Thomas commented on the state requirement for seven second digital display and full movement signs. He thought full movement signs were inappropriate. He also said future consideration should include on premise signs.

Stith closed the public hearing.

Morse moved that the Manhattan Urban Area Planning Board recommend approval to Board of Commissioners of Riley County to adopt the proposed amendments as published and shown in the staff report, with the following exception noted: “No flashing, rotating or otherwise moving signs and no signs lighted in such a way as to create the illusion of movement shall be located in any residential ~~or~~, commercial *or industrial* district”.

Reynard seconded the motion, which passed on a vote of 4-0.

Wedel said the County Commission will hear the changes on October 15th and 9:15 AM.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell said the Wildcat Working Group will meet October 18th and the Stake Holder Meeting for developing the Manhattan ITS (Intelligent Transportation Systems) Architecture will be held at 9:30 AM on October 12th at the Fire Station Headquarters Building.

Respectfully submitted,

Steve Zilkie, Senior Planner