

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 15, 2012
7:00 p.m.

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

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Lance Evans, Senior Planner; Chad Bunger, Planner II; and, Rob Ott, City Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE OCTOBER 1, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF THE RESERVE, GENERALLY LOCATED WEST OF GRAND MERE PARKWAY AND AN EXTENSION OF PLAYERS TERRACE. (APPLICANT: SMH CONSULTANTS, INC. – JEFFERY HANCOCK/OWNER: GRAND MERE DEVELOPMENT – MARY VANIER)

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

GENERAL AGENDA

REMOVE FROM TABLE AND CONDUCT 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 AT THE FARRAR CORPORATION AND EAST OF HAYES DRIVE AT BIG LAKES DEVELOPMENT CENTER. THE CONCURRENT PLAT IS PROPOSED TO CREATE THREE INDUSTRIAL LOTS. (APPLICANT: JOE E. FARRAR-FARRAR CORPORATION/OWNERS: CITY OF MANHATTAN AND BIG LAKES DEVELOPMENT CENTER, INC.)

Kratochvil recused himself from the public hearing because of a conflict of interest.

Anderson moved that the Board remove the public hearing from the table. Reynard seconded the motion, which passed on a vote of 5-0.

Zilkie presented the staff report and recommended approval.

Ott presented on the levee system and Public Works memos and recommendations.

Morse asked about the drainage easement that was located along Levee Drive right-of-way and why it didn't extend west. Ott and Zilkie explained that the easement ended at the boundary of the Concurrent Plat. Beyond that, the properties are not a part of the Concurrent Plat.

Morse and Ott discussed several structural elements of the levee and how it impacts the area.

Morse asked if further review of the Westar and Big Lakes Development's proposal will be done by the MUAPB. Zilkie responded that this would be the last time the Planning Board would see the development. Zilkie addressed the Zoning requirements for the area. Morse asked how Big Lakes Development will access the eastern part of Lot 4. Zilkie stated that they will access from Hayes Drive through the existing lot.

Morse asked about the configuration of Lot 4. Zilkie deferred the question to the applicant. Joe Farrar, applicant, addressed the question and said it was designed that way in case the adjacent property to the west would want to swap land between the two (2) properties.

Morse addressed the Board that this would be a nice opportunity for a sidewalk to be installed along Levee Drive.

Stith opened the public hearing. No one spoke on the item and Stith closed the public hearing.

Stith asked when the area streets are improved to an urban section of roadway, is there enough road right-of-way, is there enough space to do that with sidewalks? Ott said that the 80 foot right-of-way would be adequate.

Anderson asked how the area that Westar will construct the substation on was impacted by the flood of 1993. Ott stated that the area was underwater due to ponding of water. Anderson asked if the design of the substation will be protected by possible floods in the area. Ott addressed the question and Public Work's recommendations. Allison Wetter, Westar Energy, further answered Anderson's question. Westar's substation design will fill the area to elevate it approximately 3 feet above the base flood elevation. In addition, the equipment will be raised further.

Anderson and Ott discussed the possibility of the failure of the levee and how it may impact the substation.

Morse asked how tall the equipment on the site will be. Wetter said that the tallest of equipment will be about 27 feet tall and the transmission towers will be approximately 75 feet tall.

Stith asked if the substation is scheduled for construction. Wetter said they are ready for construction.

Stith asked if the increase in flood heights from the Westar pad site will be shown on the new flood plain maps. Ott said that could be included in the review of the maps.

Anderson moved to approve a variation of the Manhattan Urban Area Subdivision Regulations, Article X, Subdivision Layout Standards, Section 10-1001 (D), standards for sidewalks, and approve the Preliminary and Final Plats of Farrar Addition, Unit Three, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the one condition of approval recommended by city administration.

Reynard seconded the motion, which passed with a vote of 5-0.

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.

Morse asked City staff to provide a brief of the levee system and an update on the FEMA process.

Anderson addressed the Planning Board about his previous resolution to the City Commission regarding public support for public transit. He asked the Board if they felt that it may be appropriate to bring another resolution to the Board for its consideration. This resolution is for a specific action by the City Commission to support signage for the ATA fixed bus routes. No one opposed Anderson's request.

Cattell informed the Board that the Wildcat Creek Watershed Working Group will meet on October 18th. Stith and Morse asked for an update on that group. Cattell and Bunger informed the Board that the group hasn't met for several months. Cattell let the Board know what the group is working on.

Ott thanked Morse and Anderson for attending the ITS kick-off meeting, and briefly informed the Board on the process and asked if anyone had comments. Morse and Anderson both spoke highly of the work thus far and the project.

With no other reports or comments, Stith adjourned the meeting

Respectfully submitted,

Chad Bunger, Planner II