

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**December 17, 2012**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Steve Zilkie, Senior Planner; Lance Evans, Senior Planer; and Chad Bunger, Planner II.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE DECEMBER 3, 2012, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL DEVELOPMENT PLAN AND THE FINAL PLAT OF BLUEMONT & N. MANHATTAN HOTEL COMMERCIAL PUD, GENERALLY LOCATED ON THE NORTHEAST CORNER OF BLUEMONT AND N. MANHATTAN AVENUES. (APPLICANT/OWNER: EXCEL GROUP LLC – ANDY SUBER)**

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

**GENERAL AGENDA**

**PUBLIC HEARING TO CONSIDER A STATE OR MUNICIPALLY OWNED AND OPERATED PUBLIC UTILITY OR PUBLIC FACILITY FOR A PROPOSED EXPANSION OF THE MANHATTAN PUBLIC LIBRARY GENERALLY LOCATED AT 629 POYNTZ AVENUE, TO ENLARGE THE CHILDREN’S LIBRARY ON THE FIRST FLOOR AND FUTURE PROGRAMMING SPACE ON THE SECOND FLOOR. (APPLICANT: BOWMAN BOWMAN NOVICK INC. – BRENT BOWMAN ON BEHALF OF THE MANHATTAN PUBLIC LIBRARY/OWNER: CITY OF MANHATTAN)**

Bunger presented the staff report and recommended approval with two conditions.

Stith opened the public hearing.

Brent Bowman, architect for the expansion, said he and Linda Knupp, Director of the Library were present to answer questions.

Stith closed the public hearing with no one else speaking.

Ball asked if there were any parking problems at the Library. Knupp elaborated about the parking issue of the Library stating the on-street parking and the neighboring parking lots helped offset the parking needs. The Library staff also staggers groups and tours around Library activities and high traffic times.

Anderson asked if vehicle trips were increased due to the proposed expansion would the Library benefit from a public transportation system. Knupp stated that the ATA bus has an unsigned stop in front of the Library.

Anderson asked about future expansions of the Library and if additional floors could be added. Knupp said that was the rationale behind adding the second floor shell space for future expansion.

Bowman gave an overview of the existing building and its design and said that there is no possibility for more floors to be added to the existing structure. Bowman also stated that future expansions could not be accommodated on the site unless off-site parking is provided for.

Stith asked if the on-street parking along Poyntz Avenue could be redesigned to accommodate additional parking spaces to accommodate the Library and other uses in the area, and also if the Library has considered entering into an agreement with the banks to the west to offer additional parking in their existing parking lots.

Bowman said that redesigning the on-street parking was discussed with the City Engineer, but the Engineer's preference was to not redesign the on-street parking. Bowman also said that the Library would be willing to talk with the neighboring banks.

Bunger elaborated on the topic of on-street parking and that he and the City Engineer briefly looked at the area and only a small number of on-street parking could be added if the south side of Poyntz Avenue was changed from parallel parking to diagonal parking and that a significant redesign of Poyntz Avenue in the area would be needed to accommodate the change. It was the City Engineer's opinion that the cost to make such a change outweighed the benefits of adding the small number of parking spaces.

Stith suggested that the Library consider providing signage in the parking lot to direct patrons to the public parking lot at S. 6<sup>th</sup> and Houston Street for overflow parking.

Stith then asked for a brief explanation of the use of the memorial gardens area. Bowman

provided a brief summary of the outdoor space and that it would be used for children activities associated with the Library and as an area for other patrons to read.

Morse moved that the Manhattan Urban Area Planning Board find that the public interests to be served by the proposed Municipal Facility, outweigh the impacts upon the legitimate community interests, and recommend approval of the proposed expansion of the Manhattan Public Library, based on the findings in the Staff Report, with the two conditions of approval recommended by City Administration.

Anderson seconded the motion, which passed on a vote of 6-0.

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

There were no reports or comments.

Respectfully submitted,  
Chad Bunger, AICP, CFM, Planner II