

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
March 4, 2013
7:00 p.m.

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

MEMBERS ABSENT: John Ball.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JANUARY 24, 2013, AND FEBRUARY 4, 2013, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

CONSIDER THE FINAL DEVELOPMENT PLAN OF WELLS LANDING, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED APPROXIMATELY 3,700 FEET NORTHWEST OF THE INTERSECTION OF ANDERSON AVENUE AND SCENIC DRIVE, ON THE NORTH SIDE OF ANDERSON AVENUE. (APPLICANT/OWNER: TOM ABBOTT)

Anderson moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 18 – NONCONFORMITIES, OF THE RILEY COUNTY ZONING REGULATIONS. (RILEY COUNTY PLANNING BOARD)

Isaac presented the staff report. He indicated the amendments are due to some situations and conditions that were not anticipated with respect to homes in agricultural areas and recommended approval.

Stith opened the public hearing.

No one spoke.

Stith closed the public hearing.

Morse asked if the amendments applied to nonconforming farmsteads? Isaac said that was correct.

Stith asked if language about lots over 20 acres established before 1980 should be spelled out in the text. Isaac said no because they are lots established before Ag district requirements were established in 1980, which is spelled out in the text. He also explained that there is a one year time limit on abandoned farmsteads being reestablished.

Anderson asked if a 50 acre lot with a nonconforming structure could be subdivided and Isaac said no and there are separate provisions addressing dividing lots.

Morse moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendments to the Riley County Commission. Reynard seconded the motion, which passed on a vote of 5-0.

CONSIDER APPROVAL OF THE FINAL PLAT OF MILLER RANCH ADDITION, UNIT SIX, A REPLAT OF LOTS 128, 129, 222, 223, 224, 226, 227, 229, 230, 234, AND 235, MILLER RANCH ADDITION, UNIT THREE, AND TRACT A, MILLER RANCH ADDITION, UNIT FOUR, ALL GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF AMHERST AVENUE AND FIRETHORN DRIVE. (APPLICANT: MCCALL CATS LLC – DAVE DRIELING ON BEHALF OF THE OWNERS/OWNERS: MCCALL CATS, LLC; JAMES AND TONYA BRADLEY; RANDY AND JILL HILL; PATRICK AND CHARDELL PARKE; THOMAS AND CAROL GOULD; CAMERON AND CINDY MOTT; MICAH EL AND SARAH WESCH; JOHN AND CYNTHIA MANRY; JAMES AND KRISTIN BADDERS; BRADLEY AND KRISTIN WALLER; JOHN AND TARA HAMNER; AND, BOB AND PATRICIA BENNETT)

Zilkie presented the staff report.

The Board asked several questions related to the lots and the conservation easement. Zilkie described the conservation easement.

No members of the public spoke.

Kratochvil moved that approve the Final Plat of Miller Ranch Addition, Unit Six, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition of approval:

1. Prior to filing the Final Plat of Miller Ranch Addition, Unit Six, a county treasurer's receipt that all taxes are paid in full for all parts of the proposed subdivision shall be provided.

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

CONSIDER A REQUEST FOR ANNEXATION OF THE CONGRESSIONAL ADDITION AN APPROXIMATE 20 ACRE TRACT OF LAND, GENERALLY

LOCATED NORTHWEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND PLAYERS TERRACE. (APPLICANTS: SMH CONSULTANTS – JEFFREY HANCOCK, ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT INC. – MARY VANIER, AND DEVELOPER, FIELDHOUSE DEVELOPMENT INC. – ZACHARY J. BURTON /OWNER: GRAND MERE DEVELOPMENT INC. – MARY VANIER)

A PUBLIC HEARING TO CONSIDER REZONING TWO TRACTS OF LAND IN THE CONGRESSIONAL ADDITION, FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO TRACT 1: R-M, FOUR-FAMILY RESIDENTIAL DISTRICT, AND TRACT 2: R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT. BOTH TRACTS ARE GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND PLAYERS TERRACE. (APPLICANTS: SMH CONSULTANTS – JEFFREY HANCOCK, ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT INC. – MARY VANIER, AND DEVELOPER, FIELDHOUSE DEVELOPMENT INC. – ZACHARY J. BURTON /OWNER: GRAND MERE DEVELOPMENT INC. – MARY VANIER)

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE CONGRESSIONAL ADDITION, AN APPROXIMATE 20 ACRE TRACT OF LAND, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND PLAYERS TERRACE. (APPLICANTS: SMH CONSULTANTS – JEFFREY HANCOCK, ON BEHALF OF THE OWNER, GRAND MERE DEVELOPMENT INC. – MARY VANIER, AND DEVELOPER, FIELDHOUSE DEVELOPMENT INC. – ZACHARY J. BURTON /OWNER: GRAND MERE DEVELOPMENT INC. – MARY VANIER)

Zilkie presented the staff reports and recommended approval of annexation, the rezoning, and Preliminary Plat with conditions.

Stith opened the public hearings for the rezoning and Preliminary Plat.

No one spoke.

Stith closed the public hearing.

Annexation

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of the Congressional Addition, generally located along the west side of Grand Mere Parkway northwest of the intersection of Players Terrace and Grand Mere Parkway, based on conformance with Future Land Use map of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program (CIP).

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

Rezoning

Kratochvil moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Tract 1 and Tract 2 in the Congressional Addition, consisting of:

Tract 1 from County R-PUD, Residential Planned Unit Development District, to R-M, Four-Family Residential District, based on the findings in the Staff Report; and,

Tract 2 from County R-PUD, Residential Planned Unit Development District, to R-1, Single-Family Residential District, based on the findings in the Staff Report.

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

Preliminary Plat

Morse moved the Manhattan Urban Area Planning Board approves the Preliminary Plat of the Congressional Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with two conditions of approval:

1. Annexation and rezoning of the Congressional Addition shall be approved.
2. Prior to submittal of a Final Plat, a drainage easement for the existing detention basin on Lot 1A, Colbert Hills Addition, Unit 3, shall be provided and filed with the final plat of Congressional Addition; and, a covenant between the City and owner(s) concerning, but not limited to, the maintenance and repair of drainage easements, improvements and the detention basin shall be reviewed and approved by the City and shall be filed with the Final Plat.

Anderson seconded the motion, which passed on a vote of 5-0.

2014-2019 CAPITAL IMPROVEMENTS PROGRAM: PLANNING BOARD DISCUSSION OF SUGGESTIONS FOR THE 2014 – 2019 CAPITAL IMPROVEMENTS PROGRAM.

Cattell provided a brief overview of the projects that the Planning Board had previously suggested and projects that the Community Development Department has included in the Capital Improvements Program.

The Board had general questions about the elimination of the Annual Sidewalk fund from last year's CIP and how much sidewalk could be built with the previous \$50,000 per year allotment.

Linda Morse commented on the need for a sidewalk along Knox Lane to the Northeast Park, and asked about the status of the Tecumseh-Quivera Drainage project.

Phil Anderson asked about filling the sidewalk gap adjacent to Theodor Roosevelt School. (Note: This sidewalk will be built through CDBG this year from Poyntz to Yuma.)

Gary Stith asked about extending the sidewalk along Fort Riley Boulevard from Westwood Road across the Wildcat Creek Bridge.

The Board concurred with the projects identified by the Community Development Department that are already in the CIP including, updating the Manhattan Urban Area Comprehensive Plan, updating the Housing Element, and updating the Zoning and Subdivision Regulations.

Following discussion, Morse moved that the Planning Board recommend that the Watershed Analysis Project under Public Works, continue to be a high priority in the CIP, and to reestablish the Annual Sidewalk Fund to fill sidewalk gaps around the City at \$50,000 per year. Jerry Reynard seconded the motion which passed on a vote of 5-0.

IV. WORK SESSION AGENDA

REVIEW AND DISCUSSION OF THE DRAFT WILDCAT CREEK FLOODPLAIN MANAGEMENT PLAN.

Bunger presented an overview of the Wildcat Creek Floodplain Management Plan and answered questions from the Board.

Anderson said that he appreciated all of the effort by citizens and City and County officials to put together this plan. Bunger further commented that the plan doesn't designate specific physical projects, rather it puts into place recommendations for further studies, regulations and policies.

Stith commented that adopting the plan won't solve the problem, but if what is described in the plan is implemented, the hope is the risks from flooding will be reduced. He added that the ongoing implementation of the plan is essential.

Morse was pleased at how comprehensive the plan was and thought it had great potential and was anxious to get started. She was anxious for the County to participate in the implementation process. She was curious if the area around Garden Way was discussed for mitigation actions since it hadn't flooded until recently. Bunger presented some historic photos of flooding along Wildcat Creek to discuss past flooding and further described the flooding conditions of the Creek. Bunger added that Garden Way was talked about extensively on how to mitigate the flooding risks.

Morse added that she thought a specific effort is needed to inform renters in flood prone areas of the risks from flooding.

Morse asked about the fee-in-lieu concept and how it may be used. Bunger replied that the City hasn't talked in detail about the concept, but is considering all options.

Commissioner Ron Wells commented about the historic photos provided and described the existing flooding conditions.

Bunger encouraged the Board to provide comments on the content of the document so that they may be added into the final draft version.

Morse asked if a final version will be provided to the Board for the public hearings to amend the Comprehensive Plan. Bunger confirmed that it would be provided.

REPORTS AND COMMENTS BY BOARD MEMBERS.

Anderson indicated that the City Commission would be discussing the issue of allowing ATA bus stop signs in the city rights-of-way again. Stith said the ATA would be paying for the cost of the signs.

Respectfully submitted,

Chad Bunger, AICP, CFM, Planner II

Steve Zilkie, AICP, Senior Planner