

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 19, 2013
7:00 p.m.

MEMBERS PRESENT: Gary Stith, Chairperson; Linda Morse, Vice-Chairperson; Phil Anderson; John Ball; Jerry Reynard; and Ron Hageman

MEMBERS ABSENT: Mike Kratochvil

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE AUGUST 5, 2013, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

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

GENERAL AGENDA

A PUBLIC HEARING TO AMEND ORDINANCE NO. 6745 AND THE APPROVED PRELIMINARY DEVELOPMENT PLAN OF LOT 1, MCCALL LANDING COMMERCIAL PLANNED UNIT DEVELOPMENT, FOR A PROPOSED 16,800 SQUARE FOOT RETAIL BUILDING, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF MCCALL ROAD AND CARLSON PLACE. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN. (APPLICANT/OWNER: DREILING REAL ESTATE – DAVE DREILING)

Zilkie presented the staff report and recommended approval with three (3) conditions.

Morse asked about the requirement for the landscaped area. Zilkie said that approximately 10% of the development is open space and that 5% is the requirement.

Anderson asked about the source of the fill required for the development. Zilkie said he would let the consultants respond to the question regarding the fill.

Stith asked about the traffic analysis that was completed and how future development would impact the study. Zilkie stated that the traffic study was for the subject development and any future development would need to be analyzed separately.

Morse expressed her concerns about future development and the consequences that may come to fruition from the approval of the amendment. She also asked if future development could ask for an exception in regards to impacts on traffic. Zilkie stated that future development will have to look at their site and the impacts it would have on traffic. He also said that future amendments will have to go through the rezoning process because it is a planned development.

Stith opened the public hearing.

Greg Fief, Schwab Eaton, stated that the source of the fill is not known yet but it will be the proper engineering requirements. Fief also stated that the easements discussed during the staff report were filed today. He then said that development will have to study the future impacts separately.

Morse asked about the drive-thru windows in regards to future use or tenants.

Matt Werner, Batis Development, said that the applicant doesn't have tenants signed up but wanted to have the option for a potential restaurant.

Stith asked if the applicant would have to come back to the board if there was a need to eliminate the drive-thru windows. Zilkie said they would not.

Anderson asked about the drive-thru window in regards to other uses besides a restaurant. Werner said that he believes they wanted to leave the option open and other uses besides restaurants could be a possibility.

Anderson raised the question of a starbucks as a potential tenant and the impacts the business may have on traffic. Werner explained the stacking on the west side could accommodate a tenant like starbucks and said that internally it would work but couldn't answer the impacts on overall traffic.

Stith closed the public hearing.

Morse moved that the Planning Board approves the proposed Ordinance No. 6745 and the approved Preliminary Development Plan of Lot 1, McCall Landing Commercial Planned Unit Development, to be known as the Final Development Plan of Lot 1, McCall Landing Commercial Planned Unit Development, based on the findings in the Staff Report, subject to the three conditions of approval recommended by City Administration:

1. Prior to development of the 43,000 square foot future building site on Lot 1, and amendment of the Lot 1 shall be approved.
2. Sidewalks and pedestrian connection(s) to public streets shall be considered with the future building site amendment of Lot 1.

3. Proposed sixteen (16) foot wide utility easements shall be filed with the Pottawatomie County Register of Deeds, prior to issuance of the building permit.

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

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

Anderson nominated Linda Morse for Chairperson. Ball seconded the nomination which passed on a vote of 6-0.

Ball nominated Phil Anderson for Vice-Chairperson. Morse seconded the nomination which passed on a vote of 6-0.

FLOODPLAIN WORK SESSION AGENDA

Bunger presented an overview of the higher standard floodplain regulations for existing structures. He then answered questions from the Board.

Reynard asked about the location of the houses in the floodplain. Bunger explained the locations of the floodplains.

Reynard then asked for a definition of substantial. Bunger said that FEMA defines substantial as 50%.

Reynard asked about the timeline for the floodplain update. Bunger went through the timeline and said that the estimated completion date would be the summer of 2014.

Ball asked if the regulations would apply to just properties with flood insurance. Bunger said that they would apply to any structure within a floodplain with or without flood insurance.

Ball expressed his concerns with properties without flood insurance still being required to abide by the new regulations and that he likes the waiver approach. Bunger elaborated on the proposed regulations.

Cattell elaborated on FEMA's regulations in regards to flood insurance and future buyers.

Morse asked about seepage in an existing basement. Bunger said that it would go with the 50% improvement and damage standards.

Stith asked about the process for the waiver permits. Bunger said that it would be included in the floodplain development permit process.

Morse asked how the homeowner is involved in the waiver process. Bunger said that they would be walked through the process with him. Morse then asked how future conditions are accounted for. Bunger said that it doesn't account for future conditions but homeowners are advised to raise property to a higher standard.

Cattell elaborated on the financial implications of flood insurance risk premiums in regards to building to a higher standard.

Anderson asked if flood insurance covers the cost of raising property to higher standards. Bunger said there are studies on the subject but it would have to be looked at further.

Stith asked about stormwater management considerations. Ott discussed the Big Blue River and Wildcat Creek in regards to the stormwater management considerations. He also talked about the success stories that the City has had with the Wildcat Creek tributaries.

Hageman asked if the discussions pertain to multifamily and commercial properties. Bunger said that they do apply but there are certain ways to flood proof commercial properties that aren't applicable for residential.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell updated the Board on the status of the comprehensive plan update and an overview of the upcoming schedule.

Respectfully submitted,

Chase Johnson, Planning Intern