

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
September 16, 2013
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil and John Ball

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

OPEN PUBLIC COMMENTS

No one spoke.

GENERAL AGENDA

REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO AMEND THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN. THE PROPOSED AMENDMENT IS TO ADOPT AND INCORPORATE BY REFERENCE THE PROPOSED WILDCAT CREEK FLOODPLAIN MANAGEMENT PLAN AS A PART OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN. (APPLICANT: CITY OF MANHATTAN)

Stith moved to remove from the table and conduct a public hearing to amend the Manhattan Urban Area Comprehensive Plan. Reynard seconded the motion, which passed on a vote of 5-0.

Bunger presented the Wildcat Creek Floodplain Management Plan.

Stith asked what exactly would a watershed district do in terms implementation. Bunger explained that it is a separate board within the watershed.

Stith asked how to better address the erosion section in the plan. Bunger said that the intent of the section was to give an example of an erosion issue but adjustments can be considered.

Stith expressed his appreciation for the plan and asked about its implementation. Bunger said that an annual review with action items are a part of the Plan and discussed some of the mitigation plans that city staff is going to be working on in the future.

Stith said the board should get a brief quarterly update on the progress of the Plan.

Anderson asked about the recent rain and its effect on Wildcat Creek. Bunger said that he looked at the gauges and nothing appeared to be significant.

Anderson asked about the public outreach letters regarding the updated floodplain maps. Bunger discussed the notification letters that were sent out and briefly talked about the first open house meeting.

Anderson said that we want to make sure that property owners have every opportunity to be aware of this information.

Morse said that it's worthy to note that the letters were only sent to property owners that were within the 100 year floodplain. Bunger said that the letters were also sent to the property owners that might be impacted by the future conditions floodplain.

Anderson asked about funding for stream banks in need of shoring up. Bunger said there are several programs available and that they are most likely a cost share structure.

Anderson asked about the biggest problem in regards to erosion and how long it will take to stabilize banks. Bunger said that we have tried to assist a project with erosion on Garden Way but the project fell through and there are also efforts to help with a project along the Cico tributary that includes a few neighborhoods.

Anderson asked if a project in the Garden Way area was proposed today would it be turned down. Bunger said that it wouldn't be turned down but would be required to build to higher standards.

Morse asked about the flood history section of the Plan and the 1993 flood. Bunger talked about the impacts of the 1993 flood to Wildcat Creek and said that it can be included in the history section.

Morse suggested that the action items include considering the Wildcat Creek Floodplain Management Plan in the update to the Comprehensive Plan. Morse then expressed her appreciation for the annual review and that Mike Hill should be noted as the representative of the Planning Board on page 35.

Bunger explained the process for adopting the Wildcat Creek Floodplain Management Plan and other elements to hazard mitigation plans.

Morse opened up the public hearing.

Rod Harms, 101 Water Bridge Road, reiterated some of the early comments and expressed his appreciation for staff's efforts. Harms then explained the details of watershed districts and his thoughts on the keys to their success.

Stith asked if the watershed districts would include areas inside the City. Harms said that the district would include any area where a drop of water flows into Wildcat Creek.

Stith asked if the watershed district is a mechanism to implement the Wildcat Creek Floodplain Management Plan. Harms said yes.

Morse closed the public hearing.

Morse asked how the board needs to proceed to recommend the Plan to other boards and commissions. Cattell explained that the first step would be to recommend the Plan to the City Commission and then a separate motion to recommend consideration for adoption by the Riley County.

Stith said that encouraging the County to adopt the Plan is a good idea and sometimes we forget that we are citizens of Riley County as well.

Morse expressed her encouragement for the Plan and emphasized how important it is for the City of Manhattan.

Reynard moved that the Manhattan Urban Area Planning Board approve Resolution No. 091613, amending the Manhattan Urban Area Comprehensive Plan by adopting and incorporating by reference the Wildcat Creek Floodplain Management Plan, dated November, 2013, and incorporating the necessary citation in Chapter 5, as proposed; and, forward a recommendation of approval to the City Commission.

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

Stith moved that the Planning Board recommend to the Riley County Commission the adoption of the Wildcat Creek Floodplain Management Plan and to work diligently on the implementation of the Plan with the City of Manhattan.

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

A PUBLIC HEARING TO CONSIDER THE PROPOSED CONCURRENT PLAT OF THE LEDGE STONE ADDITION GENERALLY LOCATED ON THE EAST SIDE OF SCENIC DRIVE, APPROXIMATELY 2,000 FEET SOUTH OF THE INTERSECTION OF SCENIC DRIVE AND STONE CREST DRIVE. (APPLICANT/OWNER: STONE POINTE LAND COMPANY, LLC - TIM SCHULTZ)

Bunger presented the staff report and recommended approval.

Anderson asked about the provision for sidewalks and bikes in regards to the surrounding developments. Bunger said that interconnectivity will be provided throughout the surrounding developments and there should be adequate connection.

Anderson said he has observed the pedestrian and bicycle improvements to the area and expressed his support for the improvements.

Stith asked about the status of the detention pond. Bunger said that the pond is currently under development.

Stith expressed his concerns with the timing of the improvements for the development.

Tim Schultz, applicant, said that the detention pond is currently built.

Stith asked about the phasing of the future improvements to Scenic Drive in regards to the acceleration and deceleration lanes. Bunger said that his understanding of the phasing is that the improvements will be done all at once.

Schultz discussed the phasing of the surrounding developments in regards to the road improvements. Stith asked for clarification on the surrounding developments. Schultz clarified the specific development he was referring to.

Morse asked about the developments access on to Scenic Drive. Schultz explained that the site is at the corner of Miller Parkway and Scenic Drive and there are acceleration and deceleration lanes.

Stith said that traffic approaching the project from the north might be more inclined to access the site from Ledge Stone Drive. Stith expressed his concerns regarding the access to Ledge Stone being an issue for the project.

Schultz said that the idea is that the corner site would be the traffic generator like a similar project at Heritage Square PUD.

Morse discussed the traffic impact study in regards to Ledge Stone Drive and then asked if 700 feet is the minimum standard. Bunger said that it meets the access management standards and then said that the City has limited the access points onto Scenic Drive.

Zilkie discussed the details of the proposed Birchwood Villas PUD. He then said that the curb cut that was a part of the Stone Pointe PUD will be eliminated and the access for Birchwood Villas is off Ledge Stone Drive.

Morse expressed her thoughts on the need for a traffic light for the intersection of Miller Parkway and Scenic Drive.

Stith said that he is still concerned about the timing of the project in regards to the access. He then said there needs to be a short term solution until Miller Parkway is completed.

Schultz said that he thinks there would not be an option for a commercial project unless Miller Parkway is going to be constructed to Scenic Drive. Stith said that he was under the assumption that Miller Parkway would be completed at least to Ledge Stone Drive.

Schultz explained the process that was taken in order to accommodate the surrounding developments. Stith said that he is still concerned about how the phasing will impact Scenic Drive with all of the projects that are currently underway.

Schultz said that he thinks that he wouldn't be able to obtain a building permit for a commercial development if Miller Parkway wasn't planned to be extended to Scenic Drive.

Stith asked if the traffic study looked at the interim before Miller Parkway becomes a signalized intersection. Bunger said that the staff did take the interim into account and concluded that there was sufficient sight distance and adequate separation of access points from Scenic Drive.

Stith clarified that there will be striping making turns illegal along Scenic Drive and then said that he still feels that there needs to be additional interim measures in place to prevent left turns onto Ledge Stone Drive from Scenic Drive.

Hageman asked if the access to Ledge Stone Drive from Scenic Drive is necessary. Bunger said that there would only be one access point but the fire department would require more access points.

Stith said that he is not suggesting that the access point from Scenic Drive to Ledge Stone Drive needed to be eliminated and then echoed his earlier concerns.

Morse asked how many cars could stack on Scenic Drive. Bunger clarified that there is no left turn lane for Ledge Stone Drive. Morse expressed her concerns about the possible issues in regards to left turns onto Ledge Stone Drive from Scenic Drive.

Schultz said that this was the first time he has heard of the Scenic Drive being double striped and that he would support a turn lane for Ledge Stone Drive.

Bunger suggested that the item be tabled until next meeting. Schultz said that he is fine with tabling the item until the next board meeting.

Anderson asked if there is truly a need for a left turn onto Ledge Stone from Scenic Drive. Schultz explained the reasoning behind the need for the left turn.

Morse discussed the need for improving the intersection of Miller Parkway and Scenic Drive.

Schultz said that the timing is key for the project in regards to the surrounding developments.

Morse asked about the total acreage of the site. Schultz explained the different components that make up the total acreage.

Morse opened the public hearing.

No one spoke.

Morse closed the public hearing.

Stith moved to table the consideration of the concurrent plat for Ledge Stone Addition until the October 7, 2013 planning board meeting.

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

Stith moved that the board ask for the City Engineer to look at the possibility of adding a south bound left turn lane at Ledge Stone Drive and Scenic Drive.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell updated the board on the floodplain open house sessions. He then said that there have been several conference calls with the consultant team regarding the update to the comprehensive plan.

Stith asked if the board can look at the boundary for the comprehensive plan before it is finalized. Cattell said that he will email the details to the board members.

Stith updated the board on the Metropolitan Planning Organization's activities.

Anderson said that it is encouraging to see the markings for bicycle lanes around his neighborhood and that he looks forward to more progress.

Respectfully submitted,

Chase Johnson, Planning Intern