

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

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

MEMBERS ABSENT: none

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 5, 2013, AND SEPTEMBER 16, 2013, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

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

GENERAL AGENDA

TABLE THE PUBLIC HEARING TO AMEND THE STONE POINTE TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT TO BE KNOWN AS BIRCHWOOD VILLAS PUD, GENERALLY LOCATED ALONG THE EAST SIDE OF N. SCENIC DRIVE APPROXIMATELY 485 FEET SOUTH OF THE INTERSECTION OF STONE CREST DRIVE AND N. SCENIC DRIVE. (APPLICANT: JIM MOORE /OWNER: STONE CREST LAND CO. LLC – TIM SCHULTZ)

Ball moved that the Board table the Public Hearing. Reynard seconded the motion, which passed on a vote of 7-0.

CONTINUE TO TABLE THE 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)

Ball moved that the Board table the Public Hearing. Reynard seconded the motion, which passed on a vote of 7-0.

TABLE THE PUBLIC HEARING TO CONSIDER THE REPLAT OF LOT 1 OF MURRAY ADDITION UNIT TWO AND LOT 1 OF WILDCAT WRECKER SUBDIVISION. (APPLICANT: BRIGGS)

Ball moved that the Board table the Public Hearing. Anderson seconded the motion, which passed on a vote of 7-0.

A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO SECTION 2 (DEFINITIONS) OF THE RILEY COUNTY ZONING REGULATIONS. (APPLICANT: RILEY COUNTY PLANNING BOARD)

Isaac presented the staff report and recommended approval.

Morse opened the public hearing.

No one spoke.

Morse closed the public hearing.

Stith moved that the Planning Board recommend approval to the Board of County Commissioners of Riley County of the proposed amendments to the Riley County Zoning Regulations and Riley County Subdivision Regulations as published.

Anderson seconded the motion, which passed on a vote of 7-0.

A PUBLIC HEARING TO AMEND ORDINANCE NO. 6745 AND THE APPROVED PRELIMINARY DEVELOPMENT PLAN TO BE KNOWN AS THE FINAL DEVELOPMENT PLAN FOR LOT 3, MCCALL LANDING COMMERCIAL PLANNED UNIT DEVELOPMENT, FOR A PROPOSED PIZZA RANCH RESTAURANT, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF MCCALL ROAD AND CARLSON PLACE. (APPLICANT: PIZZA RANCH RESTAURANT - QUINTIN VAN ES/OWNER: PIZZA RANCH INC.)

Zilkie presented the staff report and recommended approval.

Stith asked for clarification of the public entrances. Zilkie explained the location of public entrances.

Stith commented on the proposed layout of the development and said that it seemed a little odd.

Anderson asked about the landscaping in regards to the surrounding lots. Zilkie said there is no cohesive plan and that there is going to be separate landscaping plan for each separate lot.

Anderson then asked about the parking ratio for the development. Zilkie said the requirement is one parking space for every three persons up to the maximum occupancy

for the building based on seating and one parking space for each employee on the maximum shift.

Anderson asked about the turning radius in regards to the pickup window. Morse said the question can be asked to the applicant.

Anderson asked if public transportation has a route on McCall Road. Zilkie said that he was not certain about the public transportation routes. Zilkie then described where the pickup window will be located.

Stith asked if the entrance to the drive-up window would be located on the south. Zilkie said there are no directional indicators on the plan. Stith said that there should be.

Morse asked about the future travel easement on the preliminary PUD. Zilkie explained the travel easement and connections between adjacent properties.

Morse then asked about the internal road for east to west travel. Zilkie said that it would be an east to west road.

Lynn Bruns, I & S group, said that he was present to answer any questions.

Stith asked for clarification on the drive thru window. Bruns explained the process of the drive thru window. He then said that there is one parking stall for an order delivery vehicle and addressed the landscaping.

Stith said that signage would help direct patrons to enter the drive thru from the correct location. Stith then said that there should be a break in the landscaping to make the walking path more obvious. Bruns said that they could accommodate those recommendations.

Stith asked how much stacking room there is for the drive thru window. Bruns said that there is enough for two, maybe three cars without creating an issue. Bruns then said that based on traffic studies of many other Pizza Ranch locations a rush would be no more than three cars.

Morse asked if it is going to be clear where to enter the drive thru window. Bruns said that a do not enter sign or a directional sign leading to the drive thru window could be accommodated.

Hageman said that he agreed that both signs would be helpful and then asked about the need for a crosswalk from the east parking lot across the pickup lane. Bruns said that a crosswalk would be an easy accommodation.

Morse asked for a description of the truck delivery routes to the restaurant. Bruns said that the path would be to enter the site and backup to the delivery service doors on the north end. Bruns also said that deliveries will be made during none peak hours.

Anderson asked about the hours for truck delivery. Bruns said that by off-peak deliveries would be made before 11 a.m.

Morse opened the public hearing.

No one spoke.

Morse closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed Ordinance No. 6745 and the approved Preliminary Development Plan of Lot 3, McCall Landing Commercial Planned Unit Development, to be known as the Final Development Plan of Lot 3, McCall Landing Commercial Planned Unit Development, based on the findings in the Staff Report, subject to Condition 1 recommended by City Administration and Condition 2 recommended by the Board:

1. Signs shall be provided as proposed in the application documents, and shall allow for exempt signage described in Article VI, Section 6-104 (A)(1),(2),(4),(5),and (7); and, Section 6-104 (B)(2) and B(5), of the Manhattan Zoning Regulations.
2. Proper directional markings for the traffic flow for the proposed pick-up window, as well as a break in the parking barrier and the designated pick-up holding space shall be provided.

Reynard seconded the motion, which passed on a vote of 7-0.

SELECT PLANNING BOARD REPRESENTATIVES FOR THE COMPREHENSIVE PLAN PROJECT ADVISORY COMMITTEE.

Anderson moved to nominate Gary Stith and John Ball for the Comprehensive Plan Advisory Committee. Morse expressed her willingness to serve on the committee if Stith or Ball could not attend a committee meeting.

Kratochvil seconded the motion, which passed on a vote of 7-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Morse asked Stith to report on the MPO and a report from Bunger on the floodplain maps.

Stith said that the MPO has selected a consultant to conduct a travel demand model with help from KDOT. Stith then said that Bill Clark has been hired as the new director.

Bunger said that it has been a little slow after the open house sessions and that he is fielding questions from the public either in person or by phone.

Anderson asked about insurance for properties in the floodplain in regards to rebuild after damage. Bunger explained the policies that he is aware of and mentioned he intends to work on some future floodplain outreach plans.

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Cattell mentioned the calendar of future meetings and that the staff has been meeting with the Corps of Engineers in regards to creating a floodplain management plan for the Blue River similar to the Wildcat Creek plan. Bunger elaborated on the potential process for the plan.

Morse indicated the Board was interested in updates from KSU on K-State's 2025 Plan, especially with regard to physical growth.

Respectfully submitted,

Chase Johnson, Planning Intern