

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 21, 2013
7:00 p.m.

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

MEMBERS ABSENT: Linda Morse, Chairperson; and Mike Kratochvil.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Lance Evans, Senior Planner; Steve Zilkie, Senior Planner; Chad Bungler, Planner II; Kevin Credit, Planner and, Peter Clark, P.E., Civil Design/Traffic Engineer.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE FINAL PLAT OF NORTHLAKE ADDITION, UNIT 2, GENERALLY LOCATED 500-FEET EAST OF THE INTERSECTION OF DONNAS WAY AND NORTHFIELD ROAD. (APPLICANT/OWNER: MANKAN, LLC - BRANDT RUDZINSKI, MANAGER)

APPROVE THE FINAL PLAT OF GRANDE BLUFFS AT MILL POINTE ADDITION, UNIT THREE, GENERALLY LOCATED 1,350-FEET SOUTH OF THE INTERSECTION OF MILLER PARKWAY AND LEONE RIDGE DRIVE. (APPLICANT: MILL POINTE LAND COMPANY – TIM SCHULTZ/OWNERS: SCHULTZ REAL ESTATE DEVELOPMENT INC. AND MILL POINTE LAND COMPANY INC.)

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

GENERAL AGENDA

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

Stith moved that the Planning Board remove the item from the table. Reynard seconded the motion, which passed on a vote of 5-0.

Bunger updated the Board on the revised traffic reports and left turn movements for southbound traffic on N. Scenic Drive onto Ledge Stone Drive. He also mentioned that vegetation that in the right-of-way that is not maintained by the owner and cause a vision problem along the street, the violation can be enforced through the Code of Ordinances.

Stith asked if the City has the ability to go on the property to do the maintenance if the property owner doesn't perform the maintenance. Bunger said the Code of Ordinances allows for the abatement of the overgrowth.

Anderson asked about a recommendation in the Schwab-Eaton September 12, 2013, memorandum suggests a traffic signal at Millar Parkway and Scenic Drive should be provided with the build-out of Ledge Stone Addition. He asked if the Plat should be conditioned on the traffic signal being provided or will the City make sure that occurs?

Peter Clark, P.E., Civil Design/Traffic Engineer, said that in later recommendations from the City that the signal will be provided when warranted. He doubted that warrants would be met with a convenience store and gas station and would have to look at the traffic volumes. He mentioned the design of the intersection will allow for signals to be added when warrants are met.

Stith asked if it was the obligation of the developer to add the signal with the project. Clark said his understanding is that the southbound left turns will be added and the other improvements at Scenic and Miller intersection are tied to Independence Place project.

Anderson opened the public hearing.

Tim Schultz, applicant and Schultz Construction, said the Ledge Stone is not building all of Ledge Stone Drive because of the plat, but will be built to serve Birchwood Villas. He said Ledge Stone and Birchwood Villas are not creating the need to build Miller Parkway. He said when Miller is built then the signals could be considered.

Greg Fief, Schwab-Eaton, said the plat and right-of-way for is being platted for Birchwood Villas. It was decided to plat the entire Ledge Stone property rather than just right-of-way for Birchwood Villas. He also said his memo was intended to reference Independence Place and the convenience store together and when both developments occur, traffic volumes and signals will need a hard look. He clarified that ledge Stone development by itself generates little traffic.

There were no other comments.

Anderson closed the public hearing.

Ball moved that the Planning Board approve the Concurrent Plat of the Ledge Stone Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations.

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

REMOVE FROM THE TABLE CONDUCT THE PUBLIC HEARING TO AMEND TRACT Z IN THE STONE POINTE TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT TO BE KNOWN AS BIRCHWOOD VILLAS PUD, GENERALLY LOCATED ON 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 POINTE LAND CO. LLC – TIM SCHULTZ)

Stith moved that the Planning Board remove the item from the table and conduct the Public Hearing. Reynard seconded the motion, which passed on a vote of 5-0.

Zilkie presented the staff report and recommended approval.

Stith asked if Lot 2 was part of the amendment. Zilkie said only Lot 1 for Birchwood Villas was part of the amendment and Lot 2 would remain in Stone Pointe Townhomes.

Stith asked about the Miller Ranch Special Planning Area policy related to views from Scenic Drive with development set back from Scenic to protect views and vegetation. He asked how the project was implemented based on the policy. Zilkie said that is the past the discussion was on the west of Scenic would be open. In addition, the proposed project was consistent with the previous setbacks of Stone Pointe Townhomes. Stith said your position is the policy applies to the west side of the street? Zilkie said has been staff's position

Anderson opened the public hearing.

There were no comments.

Anderson closed the public hearing.

Ball moved that the Planning Board recommend approval of the proposed amendment of Ordinance No. 6693, and the approved Final Development Plan of Tract Z, Stone Pointe Townhomes Residential PUD, to be known as the Final Development Plan of Lot 1, Birchwood Villas, Residential Planned Unit Development, based on the findings in the Staff Report, subject to the five conditions of approval recommended by City Administration:

1. Permitted uses shall include 48 multiple-family residential dwelling units.
2. 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.
3. The proposed ground sign shall be relocated from the Ledge Stone Drive right-of-way onto proposed Lot 1, subject to review and approval by City Administration, prior to issuance of a sign permit.
 4. The proposed northern trash enclosure shall be relocated from a utility easement, subject to review and approval by City Administration, prior to construction.
 5. The trash enclosures shall be completely enclosed or re-designed to insure trash areas are screened from public view.

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

CONSIDER APPROVAL OF THE FINAL PLAT OF BIRCHWOOD VILLAS ADDITION, RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED 485-FEET SOUTH OF THE INTERSECTION OF N. SCENIC DRIVE AND STONE CREST DRIVE. (APPLICANT /OWNER: STONE POINTE LAND CO. LLC – TIM SCHULTZ)

Zilkie described the Final Plat with the PUD amendment for Birchwood Villas and recommended approval of the Final Plat.

Stith moved that the Manhattan Urban Area Planning Board approve the Final Plat of Birchwood Villas Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with one condition of approval:

1. An amendment of the proposed Birchwood Villas Residential Planned Unit Development and Ordinance No. 6693 shall be approved.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell said staff is continuing to work with Riley County and Pottawatomie County and the consultant on the finalizing the scope of services, which will lead to a contract and memorandums of agreement.

Stith asked if the City was getting response from the public about participating in the stakeholders committee. Cattell said yes and there was an online form for participation, which closed last Friday. He said he heard there have been a number of responses from the public to participate.

Reynard asked if we were closer to getting the PUAPB and Pottawatomie County Planning Board working together. Cattell said Pottawatomie County is a partner in the Comprehensive Plan update and the Blue Township growth issues will be part of the Plan.

Reynard if building code inspections would be part of the process. Cattell said that may be a recommendation of the Plan.

There were no other comments.

Respectfully submitted,

Steve Zilkie, Senior Planner