

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 23, 2014
7:00 p.m.

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

MEMBERS ABSENT: Jerry Reynard; and Mike Kratochvil

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Lance Evans, Senior Planner; and Chad Bungler, Senior Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JANUARY 6, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

FINAL PLAT OF BARTON PLACE ADDITION, UNIT THREE, GENERALLY LOCATED 175-FEET SOUTH OF THE INTERSECTION OF WREATH AVENUE AND HEMLOCK AVENUE. (APPLICANT: SCHWAB EATON OWNER: ALLIANCE DEVELOPMENT, INC. – MATT KARSTETTER)

Ball moved that the Board approve the Consent Agenda. Anderson seconded the motion, which passed on a vote of 4-0-1, with Hageman abstaining on the Minutes, and 5-0 on the Final Plat.

GENERAL AGENDA

PUBLIC HEARING TO CONSIDER REZONING LOTS 152A – 161B, PRAIRIE LAKES ADDITION, UNIT 6 AN APPROXIMATE 2.50 ACRE TRACT OF LAND GENERALLY LOCATED 150-FEET EAST OF THE INTERSECTION OF DONNAS WAY AND NORTHFIELD ROAD, ALONG THE NORTH SIDE OF NORTHFIELD ROAD AND EAST OF T DOWLING COURT, FROM R-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: SMH CONSULTANTS – JEFF HANCOCK OWNER: MANKAN, LLC - BRANDT RUDZINSKI, MANAGER)

Bunger presented the staff report and recommended approval.

Anderson asked if the site was in a floodplain. Bunger said that the majority of the lots are outside of the floodplain and the proposed buildings are outside of the mapped floodplain.

Morse asked how many lots there are and how many dwelling units are proposed. Bunger said that they are single-family attached dwelling and there will be one (1) living unit per lot.

Morse then asked about the road access between the two additions. Bunger said that there is going to be connection of the road.

Ball asked about the reasoning for wanting to lower the density. Bunger said that the reason for the rezoning request was the difference in the side yard setbacks between the two zoning districts.

Anderson asked about the fire code for the building in regards to the attached wall. Bunger said that there is a code requirement for a double wall for the attached buildings.

Morse opened the public hearing.

Morse closed the public hearing.

Stith moved that the Planning Board recommend approval of the proposed rezoning of Lots 152A – 161B, and Tract D, Prairie Lake Addition, Unit 6, from R-3, Multiple-Family Residential District to R-2, Two-Family Residential District, based on the findings in the Staff Report.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell said that the next meetings regarding the update to the comprehensive plan will be in early February and that public engagement will start in late spring. Cattell then said that the website for the project will be up in early February as well.

Respectfully submitted,

Chase Johnson, Planning Intern