

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
February 20, 2014
7:00 p.m.

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

MEMBERS ABSENT: Jerry Reynard

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; Lance Evans, Senior Planner; Kevin Credit, Planner; Monty Wedel, Director Riley County Planning & Development; Bob Isaac, County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JANUARY 23, 2014, AND FEBRUARY 3, 2014 MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.

APPROVE THE FINAL PLAT OF MANHATTAN CROSSING PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED 450 FEET SOUTH OF THE INTERSECTION OF BLUEMONT AVENUE AND TUTTLE CREEK BOULEVARD FRONTAGE ROAD, TO THE EAST OF THE FRONTAGE ROAD. (APPLICANT/OWNERS: LEVINE INVESTMENTS LIMITED PARTNERSHIP).

Morse noted that the January 23rd Minutes were missing from the packet, and amended the consent agenda to include only the February 3rd minutes.

Ball moved that the Board approve the amended Consent Agenda. Stith seconded the motion, which passed on a vote of (5-0-1) on the February 3rd Minutes, with Kratochvil abstaining because he was not at that meeting; and, on a vote of (6-0) on the Final Plat of Manhattan Crossing.

WORK SESSION AGENDA

2015-2020 CAPITAL IMPROVEMENTS PROGRAM: PLANNING BOARD DISCUSSION OF SUGGESTIONS FOR THE 2015 - 2020 CAPITAL IMPROVEMENTS PROGRAM.

Cattell provided a brief overview of the projects that the Planning Board had suggested for last year's CIP document and projects that the Community Development Department has included in the Capital Improvements Program.

Stith identified the importance of the Annual Sidewalk Fund and identified the need to extend a sidewalk along Ft. Riley Boulevard from 17th Street, to Westwood Road.

Anderson agreed with the Sidewalk Fund and identified the need to create an annual alley repaving/rehabilitation project to address alley maintenance in the older neighborhoods. He said it would promote better property maintenance by homeowners as well as public safety.

Morse indicated the current \$50,000 Annual Sidewalk fund is not enough to address the need to fill sidewalk gaps around the community.

Stith asked about the status of upgrading and signaling the Scenic Drive/Anderson Avenue intersection.

Stith suggested adding the Aggieville Parking Garage back in to the CIP, saying that parking demand will increase in the area as a result of the new Business College that K-State will build in the southeastern part of campus as well as the potential for increased density in Aggieville. He suggested it could possibly be a joint project between the City and KSU, so that during the day students use it and at night and on weekends Aggieville patrons could use it. He said as part of the Comprehensive Plan update, maybe the City should consider giving density bonuses to developers of student housing east of campus if they purchased permits for use in the garage, to help fund its construction.

Ball discussed the need to address general aviation needs at the Manhattan Regional Airport, including hanger space that could be built privately on leased airport land.

Anderson identified the need for the City Commission to reconsider a Rental Inspection Program, saying that it is a serious issue to help protect owner occupied properties as well within the rental neighborhoods. He recognized it's not really a CIP item.

Hageman asked about the process for getting ideas for the CIP from the public. Cattell explained the CIP process for getting information from advisory boards and the public.

Morse asked about the proposed Marlatt Avenue Bridge over the Blue River and the Wildcat Creek Bridge on Wreath Avenue. Cattell explained that the Marlatt Bridge would be part of the discussions for updating the Comprehensive Plan and MATS (Manhattan Area Transportation Strategy). He said it appeared that the Wildcat Creek Bridge on Wreath Avenue was unlikely to occur due to expense, the undevelopable land in the floodplain, and alternative access routes to the area.

Hageman identified the need to complete Miller Parkway to Scenic Drive.

Ball asked if there is room for a second parallel main runway at the Airport so that when the existing runway needs to be rehabbed, the Airport's operations won't be adversely impacted. He said the City needs to develop a mitigation strategy to address the issue.

Cattell indicated he did not think there was room for a second parallel runway, but would need to confirm that with Airport Director.

Morse asked about the status of completing the Tecumseh/Quivera drainage improvements. Cattell and Bunger provided an update.

Ball asked if the update of the Manhattan Urban Area Comprehensive Plan, and the update of the Manhattan Zoning Regulations and Subdivision Regulations are already in the CIP. Cattell confirmed that they are.

Ball moved that the Planning Board recommend the following projects be included in the CIP:

1. Annual Sidewalk Fund.
2. Annual Alley Repaving/Rehabilitation Project for the older neighborhoods.
3. Aggieville Parking Garage.

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

DISCUSSION OF DRAFT CORRIDOR OVERLAY DISTRICT

Evans presented the draft Corridor Overlay District proposed for the K-177 and K-18 Corridors and answered questions from the Board.

The Board discussed how the Overlay District would be implemented and enforced, stressing the need for adoption and consistent enforcement in each jurisdiction. The Board suggested that language about building orientation be specified to prevent misinterpretation.

Board members discussed the merits of a combined Overlay for both highways vs. completely separate Overlay Districts for each corridor. The Board agreed that one overlay could address both corridors with significant issues addressed through special sections for each corridor.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell provided an update on upcoming meetings for the Comprehensive Plan project on February 27th and 28th. He also updated the Board on the write of the Sign Regulations and the next set of community focus group meetings to be held in March to review draft provisions.

Bunger provided an update on the Blue River Silver Jackets project to development a Floodplain Management plan similar to the Wildcat Creek Management Plan.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning
Lance Evans, AICP, Senior Long Range Planner