

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
May 5, 2014
7:00 p.m.

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

MEMBERS ABSENT: Linda Morse.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger Senior Planner;

OPEN PUBLIC COMMENTS

Mel Borst, 1918 Humboldt Street, addressed the Board to express concern about the deterioration of the neighborhood to the east of City Park. Mr. Borst mentioned that he used to live in that area, and does several home rehabilitation projects in that neighborhood. He asked the Board to consider ways through the Comprehensive Plan process and zoning to stabilize the neighborhood to encourage existing and future property owners to invest in their properties.

Anderson asked if Borst had any suggestions on how to accomplish his suggestions. Borst reiterated using the Comprehensive Plan and Zoning to down zone the neighborhood similar to what was done to west of City Park and to the south of Poyntz Avenue.

Cattell outlined the upcoming Comprehensive Plan Update process and public meeting schedule and provided a brief history of zoning in the area east of City Park and recent conversations with the neighborhood's leaders in that area.

Borst mentioned a neighborhood meeting for his neighborhood to the west of City Park that was recently held to discuss similar concerns. He asked if it was correct that a PUD only needs a minimum of 0.50 acre and if the City would consider increasing that minimum standard. Cattell provided the background to that standard and said it could be discussed.

Borst and Cattell also discussed the general considerations of a historic conservation district.

Gary Clift, 1724 Fairchild Avenue, expressed his feeling that the Comprehensive Plan Update has caused a lot of stress among the neighborhood residents. He felt that there was adequate housing for K-State students without the need to change the zoning in the area.

Ball commented that the Comprehensive Plan Update is looking at high density housing somewhere near the university because there is too much competition for owner occupied versus rental properties. The challenge is to determine where and how that should occur. Ball thanked Borst and Clift for their thoughts and encouraged them to participate in the Comprehensive Plan Update process.

Anderson commented that a number of the issues brought up can be related to improving public transportation.

CONSENT AGENDA

APPROVE THE MINUTES OF THE APRIL 14, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF OLYMPIC ADDITION, GENERALLY LOCATED EAST OF THE COLBERT HILLS CLUBHOUSE OR 650 FEET EAST OF THE INTERSECTION OF COLBERT HILLS DRIVE AND COLBERT HILLS PLACE. (APPLICANT/OWNER: FIELDHOUSE DEVELOPMENT, INC – ZACHARY J. BURTON, PRESIDENT.)

Stith moved to approve the consent agenda. The motion was seconded by Ball and passed on a vote of (5-0).

III. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF.

No further comments were made by Board members or staff, as they were previously discussed.

Respectfully submitted,

Chad Bunger, Senior Planner