

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 2, 2014**  
**7:00 p.m.**

**MEMBERS PRESENT:** Linda Morse, Chairperson; Phil Anderson, Vice-Chairperson; John Ball; Jerry Reynard; Ron Hageman; and, Neil Parikh.

**MEMBERS ABSENT:** Gary Stith

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Chase Johnson, Planner; Brian Johnson, City Engineer.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE May 19, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF LEE MILL HEIGHT, UNIT NINE, GENERALLY LOCATED IN THE VICINITY OF MILLER PARKWAY AND INTERSECTING LAUSSAC DRIVE. (APPLICANT/OWNER: MILL POINTE LAND COMPANY, LLC - TIM SCHULTZ).**

Ball moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on votes of 4-0-2 with Hageman and Parikh abstaining on the Minutes, and 6-0 on the Final Plat.

**OTHER ITEMS**

**REPORTS AND COMMENTS BY BOARD MEMBERS**

Cattell updated the Board on the Comprehensive Plan update process, indicating that the next set of community workshops will be in mid July, during which alternative future land use scenarios will be discussed.

Cattell indicated the Community Development Department has launched a new website at KnowYourFloodRisk.com which provides extensive information on how to prepare for a flood, how to work with insurance agents and also has the new floodplain maps. He said the City is continuing work with the two counties and the Corps of Engineers on the Blue River Floodplain Management Plan. The City will be sending out letters in the next few weeks to all owners in the floodplain about the new website. He reminded the Board

that the City will be adopting the new Floodplain maps in late 2013 or early 2014, along with the higher standard floodplain regulations.

Anderson asked about federal or state programs to help property owners to help mitigate impacts by retrofitting houses, such as raising HVAC units.

Cattell said the Community Rating System (CRS) is a program that the City is participating in which involves record keeping and educational outreach that has resulted in the 10% reduction of flood insurance premiums for any property owner in the City and the City is working towards earning a 15% discount. Also as part of the educational campaign, the City will schedule an open house for the public to meet with federal experts who can explain to home owners how they can reduce the flood risks to their existing homes and properties through a range of actions such as raising HVAC units. In addition the City will invite all the local insurance companies to attend so that owners can meet with their agents to address their insurance questions.

Morse said the other issue is to not build new homes in the floodplain and asked if the Comprehensive Plan is where to address that issue.

Cattell said that is once approach that was used in the 2003 Plan which identified the 1993 flood areas east of Casement Road as being more off limits to development. In addition, with the increasing cost of flood insurance the incentive to build in at risk areas will be lessened.

Ball reminded the public about the upcoming Wine in the Wild event at Sunset Zoo and that tickets are still available.

Anderson indicated that the Bridge Pier Welcome sign fund raiser is within \$3,500 of being complete, so if anyone still wants to donate is would be appreciated.

Morse asked about the status of the Knox Lane sidewalk. Brian Johnson explained that they had a recent meeting and site visit with KDOT to discuss the merits of the project and that there are over \$11,000,000 in requests for only \$3,500,000 of available grant funds. The City should hear back in 60 days.

Respectfully submitted,

Eric Cattell, AICP  
Assistant Director for Planning