

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 4, 2014
7:00 p.m.

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

MEMBERS ABSENT: None

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; Lance Evans, Senior Planner; Chase Johnson Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JULY 21, 2014 MANHATTAN URBAN AREA PLANNING BOARD MEETING

Stith moved that the Board approve the July 21, 2014 Minutes. Ball seconded the motion, which passed on a vote of (5-0-2) with Parikh and Morse abstaining because they were not at that meeting.

APPROVE THE FINAL PLAT OF THE COLBERT HILLS ADDITION, UNIT FOUR, GENERALLY LOCATED NORTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND KIMBALL AVENUE AND INCLUDES THE ENTIRE COLBERT HILLS GOLF COURSE. (APPLICANT: GRAND MERE DEVELOPMENT – JERRY PETTY, ON BEHALF OF THE OWNER: GRAND MERE DEVELOPMENT – JERRY PETTY AND KSU GOLF COURSE MANAGEMENT AND RESEARCH FOUNDATION – BERNIE HANEY, EXECUTIVE DIRECTOR).

After clarification from Staff on the reason for the condition of approval, Stith moved that the Board approve the Final Plat of Colbert Hills Addition, Unit Four with the one conditional of approval listed in the staff memorandum as follows:

1. The Final Plat is approved subject to review and final approval of counsel for the City of Manhattan, Kansas.

Ball seconded the motion. The motion passed on a vote of (7-0).

GENERAL AGENDA

REMOVE FROM THE TABLE AND CONSIDER ANNEXATION OF THE PROPOSED MUIRFIELD ADDITION, A 41-ACRE TRACT OF LAND GENERALLY LOCATED 1300 FEET NORTHEAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE. (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF BACK 9 DEVELOPMENT – T.J. VILKANSKAS)

REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO CONSIDER THE REZONING THE MUIRFIELD ADDITION, A 41 ACRE TRACT OF LAND GENERALLY LOCATED 1300 FEET NORTHEAST OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF BACK 9 DEVELOPMENT – T.J. VILKANSKAS)

REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED MUIRFIELD ADDITION, AN APPROXIMATELY FORTY-ONE (41) ACRE TRACT OF LAND. THE SUBDIVISION IS PROPOSED TO CONSIST OF TWENTY-FOUR (24) SINGLE-FAMILY LOTS AND SIX (6) TRACTS. (APPLICANT: SMH CONSULTANTS – BEN GASPER ON BEHALF OF BACK 9 DEVELOPMENT – T.J. VILKANSKAS)

Stith moved that the Board remove the three related Muirfield items from the table and conduct the public hearings. Ball seconded the motion which passed on a vote of (7-0).

Bunger presented the Staff Reports on all three (3) items and recommended approval.

Ball asked if there would be any downsides to annexing the site.

Bunger said that the development complies with the Comprehensive Plan which envisions the area to be developed as single-family residences; is within the Urban Service Area; and also complies with the Grand Mere Master Plan.

Stith asked about the location of the sanitary sewer line for Lots 17 & 18.

Bunger explained that the adjoin plat to the south for Colbert Hills, Unit Four has a sanitary sewer easement along the edge of the golf course to serve those lots.

Morse asked if Grand Mere Parkway was being narrowed and if so, she was against the dividing median being taken out of the design.

Bunger discussed that the road will retain the same level of service and compared the design to Miller Parkway which also removed the center median in later phases. Bunger explained the center landscape median has caused site distance issues along Grand Mere Parkway.

Jerry Petty, Grand Mere Development, addressed the Board indicating that while the center median was being removed there will not be continuous left turn lanes; however there will be left turn lanes provided at the intersections.

Morse asked Petty what the original intention of Grand Mere Parkway was.

Petty stated the parkway was originally designed as a collector street level of service, which is how it will continue to be designed. Landscaping and beautification were later added to the plan. Maintenance of the landscape islands, however, is expensive and difficult.

Reynard asked if when the streets are repaired, could the island medians be removed.

Petty elaborated that he could not answer that question since they are city streets, but are currently maintained and mowed by Colbert Hills for Grand Mere.

Stith asked about several tracts proposed in the plat and what type of landscaping would be used.

T.J. Vilkanskas, the applicant, stated that the landscaping would be similar to the landscaping in the Heartland using natural grasses and other improvements, and that the City would not be responsible for the maintenance of these tracts.

Stith asked if the City would have some say in the continued maintenance of the tracts by the Homeowner's Association.

Bunger stated that it would be handled like any other lot or tract that is maintained at the owner's expense.

Morse asked which one of the three items had to do with Grand Mere Parkway extension.

Bunger stated that all three items include the Parkway and are needed actions.

Morse opened the public hearing.

No one spoke.

Morse closed the public hearing.

Morse indicated that she would not be voting in favor of the items because she felt that the proposed design of the Grand Mere Parkway extension, which excludes the center landscape median, was contrary to the Grand Mere Community Master Plan.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of the Muirfield Addition, an approximate 41-acre tract of land, including the right-of-way for the extension of Grand mere Parkway, generally located 1300 feet northeast of the intersection of Grand Mere Parkway and Colbert Hills Drive, based on

conformance with the Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP).

Stith seconded the motion which passed on a vote of (6-1).

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of the Muirfield Addition, an approximate 41-acre tract of land, including the right-of-way for the extension of Grand Mere Parkway, generally located 1,300 feet northeast of the intersection of Grand Mere Parkway and Colbert Hills Drive from County R-PUD, Residential Planned Unit Development District, to R, Single-Family Residential District, based on the findings in the Staff Report.

Stith seconded the motion which passed on a vote of (6-1).

Ball moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of the Muirfield Addition, based on conformance with the Manhattan Urban Subdivision Regulations, with the following condition:

1. Written approval from the Kansas State University Golf Course Management and Research Foundation stating that they approve of the use of the retention basin on the golf course property being used to store and manage the stormwater runoff from the proposed subdivision shall be provided at the time of the Final Plat application.

Stith seconded the motion which passed on a vote of (6-1).

REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

Cattell reminded the public and Planning Board about the online survey tool for the Comprehensive Plan Update that is available through August 13th on the project website. He indicated this was a critical phase of the project for the public to engage in, as it will help determine where future growth and redevelopment is shown on the Future Land Use Maps.

Stith stated that the Flint Hills MPO is in the process of preparing a Long-range Transportation Plan and there is an interactive mapping tool where people can identify road segments and/or intersections that are concerns or may need improvement, which will be available till October.

Morse adjourned the meeting.

Respectfully submitted,

Everett Haynes, Planning Intern