

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

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

MEMBERS ABSENT: Jerry Reynard.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Monty Wedel, Planning and Special Projects Director.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE AUGUST 18, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Stith moved that the Board approve the Consent Agenda. Morse seconded the motion, which passed on a vote of 5-0-1, with Ball abstaining because he was not at that meeting.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE REQUEST TO REZONE AN UNPLATTED TRACT, FROM “SF-3” (SINGLE FAMILY RESIDENTIAL), “SF-1 (SINGLE FAMILY RESIDENTIAL) AND “D-3” (HEAVY INDUSTRIAL) TO “AG” (AGRICULTURAL DISTRICT), GENERALLY LOCATED APPROXIMATELY 800 FEET WEST OF PILLSBURY DRIVE, ON THE SOUTH SIDE OF JOHNSON ROAD. (SPRINGER)

Wedel explained that the rezoning is for two different tracts zoned “SF-1” (Single Family Residential), “D-3” (Heavy Industrial) and “SF-3” (Single Family Residential) to “AG” (Agricultural District). Mr. Wedel explained that the “D-3” (Heavy Industrial) zoning was for a quarry site that is no longer in operation and that zoning designation is no longer used for those purposes. Wedel stated that the “SF-1” (Single Family Residential) is a remnant of an old subdivision plat that was never filed. He informed the Board that the County sold the small strip of land (zoned SF-3) to the Springer’s to allow direct access to the other two tracts.

Wedel stated that the proposed request would clear up obsolete zonings. Staff recommended that the Board forward a recommendation of approval of the request to the Board of County Commissioners.

Ball asked for clarification on D-2 zoning.

Wedel explained that D-2 zoning is light industrial and D-3 is heavy industrial.

Ball asked why the application for rezoning was made.

Wedel stated the Applicant wishes to do an outdoor recreation facility, specifically a zip line park. He said the Applicant was given two options; rezone the entire tract back to agricultural and apply for a conditional use or rezone to a planned unit development. The Applicant chose the conditional use option.

Ball said we generally have applicants wanting to rezone from agricultural to another zoning designation and that is why he was asking for clarification.

Morse asked if the tract the County sold to the Applicant will be the access to the site.

Wedel replied yes but he has not seen a site plan.

Springer stated they plan to put in a nine (9) zip line park with the longest being close to 2,000 feet. He said there is 125 feet of elevation with varying topography. He also mentioned that there are future plans to have a convention center to accommodate 200 people.

Anderson asked if the intent is to keep the site as natural as possible.

Springer replied yes.

Ball moved that the Planning Board recommend approval to rezone an unplatted tract from SF-1" (Single Family Residential), "D-3" (Heavy Industrial) and "SF-3" (Single Family Residential) to "AG" (Agricultural District) to the Riley County Board of Commissioners based on the findings in the Staff Report.

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

Wedel announced that the Board of County Commissioners would hear the request on September 22, 2014 at 9:00 am, in the County Commission Chambers.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell reminded the Board about the City Commission work session on the draft signage regulations on September 9th at 5pm. He also updated the Board on the Manhattan Area 2035 project and the upcoming Community Workshop on September 10th at the Fire Station.

Wedel informed the Board about the Board of Riley County Commissioner's work session on the County's draft sign regulations.

Respectfully submitted,

Lisa Daily, Administrative Assistant II, Riley County Planning & Development
Eric Cattell, Assistant Director for Planning