

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

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

MEMBERS ABSENT: Ron Hageman

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; Chase Johnson, Planner; Monty Wedel, Riley County Planning and Special Projects Director; Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE OCTOBER 6, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN OF LOT 9, GRAND MERE VILLAGE COMMERCIAL PLANNED UNIT DEVELOPMENT, FOR THE STONECREEK BUILDING, LLC, A MULTIPLE-TENANT OFFICE BUILDING AND DAY CARE, GENERALLY LOCATED APPROXIMATELY 500 FEET NORTHWEST OF THE INTERSECTION OF VANESTA PLACE AND VANESTA DRIVE. (APPLICANT/OWNER: SMH CONSULTANTS - JEFF HANCOCK)

Stith moved that the Manhattan Urban Area Planning Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

TABLE THE PUBLIC HEARING FOR A MUNICIPAL FACILITY REVIEW FOR A PROPOSED EXPANSION TO THE MANHATTAN CITY HALL, 1101 POYNTZ AVENUE TO THE NOVEMBER 3, 2014, MANHATTAN URBAN AREA PLANNING BOARD MEETING. (APPLICANT/OWNER: CITY OF MANHATTAN)

Reynard moved that the Manhattan Urban Area Planning Board table the public hearing to the November 3, 2014 Planning Board meeting.

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

TABLE THE PUBLIC HEARING FOR THE REZONING OF THE PROPOSED PRELIMINARY DEVELOPMENT PLAN FOR THE NOOR RESIDENCE MIXED USE PLANNED UNIT DEVELOPMENT, AN APPROXIMATELY 1.45 ACRE TRACT OF LAND, GENERALLY LOCATED TO THE SOUTHEAST OF THE INTERSECTION OF CLAFLIN ROAD AND HYLTON HEIGHTS ROAD, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT TO PUD, MIXED PLANNED UNIT DEVELOPMENT DISTRICT. (APPLICANT/OWNER: NORTH AMERICAN ISLAMIC TRUST, INC. – DR. HAYDER RASHEE

Ball moved that the Manhattan Urban Area Planning Board table the public hearing to the November 17, 2014 Planning Board meeting.

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

WORK SESSION AGENDA

INFORMATION AND DISCUSSION OF RILEY COUNTY'S PROPOSED DRAFT SIGN REGULATION CHANGES TO THE RILEY COUNTY ZONING REGULATIONS.

Wedel presented a summary of the draft Riley County Sign Regulations and pointed out several areas that had been revised compared to what was sent out to the Board. He explained that county staff met with representatives from Luminous Neon, Inc. to do a field test on an electronic message board and found that the industry standard for high resolution digital signs of 11,000 nits (daytime) and 750 (nighttime) was reasonable and thus was incorporated into the proposed standards. Wedel explained that requirements pertaining to font size/miles per hour was omitted. Wedel identified differences between the proposed City and County regulations regarding digital signs and answered questions from the Board.

Stith asked Wedel how the regulations are enforced in general.

Wedel responded that the County uses an injunctive process

Stith commented that the off-premise advertising sign near Britt's property looks like it does not comply.

Wedel explained that the sign was bought out by KDOT during the K-18 realignment project but was never removed. The county is working with KDOT to resolve the matter.

Morse commented to Wedel that she couldn't find a definition of "agricultural directional sign" or "government sign" in the definitions and asked if Kansas State University signs are considered government signs.

Wedel explained that he was not sure if Kansas State University signs were considered government signs and would check with legal counsel for an interpretation.

Wedel announced that it is anticipated that the regulation amendment would go before the Manhattan Urban Area and Riley County Planning Boards on December 1st and 8th, respectively, for public hearing.

Bart Thomas, Thomas Signs, commented on the off-premise advertising sign regulations. He stated that he disagrees with the requirement that a permitted billboard must be removed if the underlying industrial use becomes inactive or goes out of business. Thomas stated that there are two unrelated businesses on the tract: the industrial use and the sign. Thomas explained that a lot of money goes into erecting and taking down a sign and believed any sign that was allowed should be grandfathered.

Wedel explained that the Sign Regulations Committee wanted the requirement of an active industrial use on site so that land couldn't be rezoned strictly to erect a sign.

Stith asked if the tract were rezoned to commercial, would the sign be grandfathered.

Thomas stated that 80% of all billboards are grandfathering cases.

Morse stated that she sees no fault with the existing text of the regulation.

Reynard agreed with Morse.

Stith suggested that the grandfathering could be set at six months or a year.

Parikh suggested that terms should be set up through a contract with the landowner. He asked how long has the regulation been in effect.

Wedel stated that it has been in effect for approximately two years. He said there haven't been any specific problems yet.

Stith recommended a modification to the wording that would require signs to be removed upon rezoning of the tract, rather than upon the discontinuance of an active industrial use.

Wedel said he will take the matter back to discuss with legal counsel and the private consultant.

REPORTS AND COMMENTS BY BOARD MEMBERS

Bunger updated the Board on an upcoming Floodplain public open house on November 5th, at 6:30 pm at the Fire Station that will include a mitigation expert from the Corps of Engineers to show property owners how they have retrofit their properties to reduce flood risk and reduce insurance costs.

Anderson commented on the increased traffic along Bluemont Avenue and that the Starbucks coffee drive-up often extends out into the traffic lane. He asked if it was affecting safety or causing accidents. Staff indicated they would need to check with Public Works.

Morse commented that the Arby's restaurant was approved with stop sign at its exit onto Bluemont and that the sign was gone. Staff indicated they would follow up on that.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning
Lisa Daily, Riley County Planning and Development