

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 22, 2015
7:00 p.m.

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

MEMBERS ABSENT: Neil Parikh and Jerry Reynard.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE January 5, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF INTERLACHEN ADDITION, UNIT TWO, GENERALLY LOCATED ON THE WEST SIDE OF VANESTA DRIVE AND APPROXIMATELY 1,000 FEET WEST OF THE INTERSECTION OF LITTLE KITTEN AVENUE AND VANESTA DRIVE. (APPLICANT: SMH CONSULTANTS – JEFF HANCOCK/OWNERS: PMG PROPERTIES, LLC.)

Ball moved that the Board approve the Consent Agenda. Stith seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

TABLE THE PUBLIC HEARING TO CONSIDER AMENDING ORDINANCE NO. NO. 6972 AND THE FINAL DEVELOPMENT PLAN OF THE BLUEMONT AND N. MANHATTAN HOTEL COMMERCIAL PLANNED UNIT DEVELOPMENT (PUD); AND, APPROVE THE REVISED FINAL DEVELOPMENT PLAN OF THE CAMPUS BRIDGE LOFTS RESIDENTIAL PUD, LOCATED AT 1212 BLUEMONT AVENUE AND 820 N. MANHATTAN AVENUE RESPECTIVELY, TO ALLOW INSTALLATION OF STEALTH TELECOMMUNICATIONS ANTENNAS AND ACCESSORY EQUIPMENT. (APPLICANT: SSC, AGENT FOR US CELLULAR – JUSTIN ANDERSON / OWNER: EXCEL GROUP, LLC – ANDREW SUBER)

Stith moved that the Planning Board table the public hearing to the February 2, 2015 Planning Board meeting.

Ball seconded the motion, which passed on a vote of 5-0.

WORK SESSION

ANNUAL REVIEW OF THE WILDCAT CREEK FLOODPLAIN MANAGEMENT PLAN.

Bunger summarized accomplishments over the past year and answered questions from the Board regarding items listed on the action plan matrix.

Anderson asked for explanation of the CRS, community rating system program and how the city earns points to decrease flood insurance rates for the public.

Morse asked about the Wildcat Creek Recreation Plan and if it related to the hazard mitigation plan. She also noted items not acted upon by Riley County, such as adopting storm water retention and detention standards.

Anderson asked about the formation of the Wildcat Creek Watershed District.

Morse suggested Riley County come back at a later meeting to answer questions.

Anderson and Ball agreed that the Planning Board could provide input to Riley County.

Ball said without the County acting on the remaining ninety percent of the watershed, it is difficult to address issues comprehensively.

Anderson suggested the County provide some type of educational meeting for county residents on the water shed district process. He asked about recent flood events on Wildcat Creek and if the Garden Way and Redbud areas are most at risk, and their relationship to the Kansas River.

Ball asked about the Plaza West flooding issue.

Bunger summarized recent flood events, areas of greater risk, the success from recent improvements to public early warning systems and lessons learned, as well as other stormwater improvements yet to come, such as the CICO detention basin. He also showed information on the Know Your Flood Risk website that was created by the city to educate residents about flood risks, how to lessen risk, and the early warning systems.

The Board thanked Bunger and City Administration for its work over the past several years on the Wildcat Creek flood issue and the development of the new regulations.

Ball commented about potential impact to existing properties' values in the Community Special Flood Hazard area. He said the new regulations might be an adverse action on those properties by creating an increased cost to them in the secondary mortgage market. He said his point is that it might make them harder to sell. The improved mapping is not the issue. He wanted to make sure that local government takes this into account.

Bunger indicated that he and City Administration is more than willing to educate the public, lenders, realtors and appraisers about flood risk issues, and the new maps and regulations.

Stith said that not adopting the higher standard regulations does not make the risk go away and the new regulations help inform the public about the true flood risk.

Anderson said it's the function of local government to protect future owners.

Morse agreed that the new regulations help to make people more aware of flood risks. The City has an obligation to protect public safety now and in the future. She reminded the Board about the several public education meetings held by the city.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell reminded the Board about the Project Advisory Committee meeting for the Manhattan Urban Area Comprehensive Plan update, on Thursday, January 29th at 5:30pm in the City Commission Room. He said this is the final meeting of the committee, prior to making final revisions and preparations for the formal adoption process.

Stith reminded the public about the Fort Riley Community listening session to be held in Junction City on February 9th at 3:30 pm at the convention center. He said anyone who wants to go, should go and that ATA will provide shuttles.

Respectfully submitted,
Eric Cattell, AICP, Assistant Director for Planning