

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
May 4, 2015
7:00 p.m.

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

MEMBERS ABSENT: Ron Hageman

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bungler, Senior Planner; Lance Evans, Senior Planner; Ben Chmiel, Planner; Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE APRIL 20, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

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

GENERAL AGENDA

REQUEST TO “SET ASIDE” THE APPROVED FINAL PLAT OF BOICE AND CONSIDER THE FINAL PLAT OF BOICE UNIT TWO (SUBDIVISION), A 175-ACRE PARCEL OF LAND, GENERALLY LOCATED APPROXIMATELY 10,000 FEET SOUTH OF PILLSBURY DRIVE, ON THE EAST SIDE OF MCDOWELL CREEK ROAD. (BOICE)

Isaac asked the Board to table the item to the next meeting on May 18, 2015, due to an error on the Plat that needed to be resolved.

Stith moved that the Planning Board table the item to the May 18, 2015 Manhattan Urban Area Planning Board meeting.

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

WORK SESSION

PARKING STUDY FOR FUTURE URBAN CORE RESIDENTIAL DISTRICT.

DISCUSS IMPLEMENTATION OF ACTION ITEMS IDENTIFIED IN CHAPTER 12 OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN.

Cattell updated the Board on the status of the Manhattan Urban Area Comprehensive Plan, indicating that as of April 7th the Plan had been adopted by the City and Riley and Pottawatomie Counties. He said the Plan including MATS, the Manhattan Area Transportation Strategy, are now posted on the City Web site as well as the individual Future Land Use Maps, so that they can be more easily downloaded by the public. He said that despite some emails and social media going around town, the City had not yet rezoned any areas identified in the Comprehensive Plan.

Cattell outlined the major implementation action items in Chapter 12 of the Comprehensive Plan, indicating that the first task was to review and update the Zoning and Subdivision Regulations. He said the Community Development Department has a CIP project proposed for 2016-2017 to hire a consultant to update the Zoning and Subdivision Regulations; however the City is not going to wait for that to occur and will be starting some in-house revisions. He said the City had already begun drafting the new Urban Core Residential District (UCR) that was identified to go on five blocks immediately east of the K-State campus and north of Aggieville. He said the City was conducting an on-line KSU student survey to gain student perspectives on several issues involving the draft UCR district and had also completed a parking study of the area and the Multi-Family Redevelopment Overlay areas.

Chmiel presented the findings of the Parking Study and Cattell and Chmiel answered questions from the Board.

Cattell outlined additional implementation items identified in chapter 12, including making minor modifications to the M-FRO District, developing a new mixed-use zoning district, and revising the Subdivision Regulations to address issues identified in MATS. He said the Community Development Department will be initiating neighborhood meetings in June, for the various rezonings that were identified in the Comprehensive Plan update and because the City will be rezoning portions of neighborhoods, the Planning Board would be sponsoring the rezonings. He said the down-zoning east of City Park may take a little longer during the neighborhood meeting process, to identify which base zoning district to apply (R-1 or R-2). Other major implementation tasks include Pottawatomie County conducting more detailed planning efforts of Blue Township; discussion of restructuring the Manhattan Urban Area Planning Board with Riley and Pottawatomie County; continuing to promote revitalization of the downtown, including updating the Downtown Tomorrow Plan; working with community organizations and developers to address affordable housing issues; and promoting revitalization of underutilized areas.

REPORTS AND COMMENTS BY BOARD MEMBERS

Stith announced that the meetings on the draft Long Range Transportation Plan associated with the Flint Hills MPO have been delayed.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning