

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**May 18, 2015**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** None

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

**OPEN PUBLIC COMMENTS**

Rod Harms, 101 Water Bridge Road, discussed relocating the pedestrian easement located between Lots 162 and 163, Lee Mill Heights Unit Nine, to Lot 59, Lee Mill Heights Unit Nine. Bunger explained the history of the pedestrian easement.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MAY 4, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF BALTUSROL ADDITION, 500 FEET NORTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND COLBERT HILLS DRIVE, ON THE WEST SIDE OF THE FUTURE EXTENSION OF GRAND MERE PARKWAY., (APPLICANT: SMH CONSULTANTS, JEFF HANCOCK, P.E. OWNER: FIELDHOUSE DEVELOPMENT – ZACHARY J. BURTON.).**

Stith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0-1 with Hageman abstaining on the approval of the May 4<sup>th</sup> Minutes, and on a vote of 6-0 on the remainder of the Consent Agenda.

**GENERAL AGENDA**

**REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO 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)**

Stith moved that the Board remove the item from the table and conduct the public hearing. Reynard seconded the motion, which passed on a vote of 6-0.

Isaac presented the staff report and recommended approval of the item.

Anderson opened the public hearing.

Anderson closed the public hearing with no one speaking.

Stith moved that the Planning Board set aside the Final Plat of Boice and approve the Final Plat of Boice Unit Two, as it has been determined that it meets the requirements of the Manhattan Urban Area Subdivision Regulations.

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

**A PUBLIC HEARING TO CONSIDER AMENDING ORDINANCE NO. 7104 AND THE PRELIMINARY DEVELOPMENT PLAN OF LOT 5, ABBOTT'S LANDING PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED APPROXIMATELY 350 FEET TO THE EAST OF THE INTERSECTION OF HAYES DRIVE AND MCCALL ROAD FOR A PROPOSED DUNKIN DONUT DRIVE-THRU RESTAURANT. THE AMENDMENT IS IN THE FORM OF A FINAL DEVELOPMENT PLAN. (APPLICANT: CHIP CORCORAN, RENAISSANCE INFRASTRUCTURE CONSULTING, OWNER: ORSCHELN FARM AND HOME, LLC)**

Bunger presented the staff report and recommended approval of the item with three (3) conditions of approval.

Stith asked about the amount of stacking possible on the site for the drive-thru window. Bunger said that there was not a concern regarding the stacking due to the site's circulation design, but the applicant could address the question further. Bunger then described the circulation pattern for the drive-thru.

Anderson opened the public hearing.

Anthony Philipscheck, applicant's representative, described the circulation pattern and the reasoning behind its design.

Anderson said that stacking is a general issue with any development and referenced the Starbucks in Aggieville.

Anderson closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendment of Ordinance No. 7104 and the Preliminary Development Plan of Abbott's Landing Commercial Planned Unit Development and approval of the Final Development Plan for Lot 6, Abbott's Landing Shopping Center Commercial Planned

Unit Development, based on the findings in the Staff Report, subject to the three (3) conditions of approval recommended by City Administration:

1. Signage for shall be constructed as proposed consisting of wall signs and pylon signs.
2. The digital portion of the Dunkin Donuts pylon sign proposed on McCall Road shall be limited to a Digital Graphic Sign, as follows:
  - a. Digital Graphic Sign. A sign utilizing LED (light emitting diode), LCD (liquid crystal display), plasma, projected images, or any functionally equivalent technology, and which is capable of automated, remote or computer control to change a static image only as a “slide show” (series of images).
  - b. Duration of Message and Transitions. The sign message shall remain static for a period of not less than sixty (60) seconds. The transition from one (1) message to the next shall be direct and immediate, without any special effects including but not limited to, dissolving, fading, scrolling, starbursts and wiping, which shall be prohibited.
  - c. Image Characteristics. Digital Graphic Signs shall have a pitch of not greater than twenty (20) millimeters between each pixel.
  - d. Luminance. Between sunrise and sunset the maximum luminance shall be five thousand (5,000) nits and between sunset and sunrise the maximum luminance shall be five hundred (500) nits. All signs with a digital display having illumination by means other than natural light must be equipped with an automatic dimmer control or other mechanism that automatically controls the sign's brightness to comply with this requirement.
3. Signs shall be provided as proposed in the application documents, and shall allow for exempt signage described in Article VI, Article VI, Section 6-102 (A)(2)(a),(b),(c),(e),(h),(i),(j),(l), and (m) of the Manhattan Zoning Regulations.

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

**A PUBLIC HEARING TO CONSIDER ANNEXATION OF THE PROPOSED LEE MILL HEIGHTS, UNIT TEN AND UNNAMED CITY PARKLAND, A APPROXIMATE 92-ACRE TRACT OF LAND GENERALLY LOCATED IMMEDIATELY TO THE WEST OF THE DEAD-END OF MILLER PARKWAY ON THE SOUTH SIDE OF THE ROADWAY (APPLICANT/OWNERS: MILL POINTE LANE COMPANY, LLC – TIM SCHULTZ AND THE CITY OF MANHATTAN)**

**A PUBLIC HEARING TO CONSIDER THE REZONING OF LEE MILL HEIGHTS, UNIT TEN AND UNNAMED CITY PARKLAND, AN APPROXIMATE 92-ACRE TRACT OF LAND GENERALLY LOCATED IMMEDIATELY TO THE WEST OF THE DEAD-END OF MILLER PARKWAY ON THE SOUTH SIDE OF THE ROADWAY FROM COUNTY AG, GENERAL AGRICULTURE, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT WITH AO, AIRPORT OVERLAY DISTRICT. (APPLICANT/OWNERS: MILL POINTE LANE COMPANY, LLC – TIM SCHULTZ AND THE CITY OF MANHATTAN)**

**A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED LEE MILL HEIGHTS, UNIT TEN AND UNNAMED CITY PARKLAND, AN APPROXIMATE 92-ACRE TRACT OF LAND GENERALLY LOCATED IMMEDIATELY TO THE WEST OF THE DEAD-END OF MILLER PARKWAY ON THE SOUTH SIDE OF THE ROADWAY. THE SUBDIVISION IS PROPOSED TO CONSIST OF EIGHTEEN (18) SINGLE-FAMILY LOTS AND A FUTURE CITY PARK. (APPLICANT/OWNERS: MILL POINTE LANE COMPANY, LLC – TIM SCHULTZ AND THE CITY OF MANHATTAN)**

Bunger presented the staff reports for the three (3) related items and recommended approval with two (2) conditions on the Plat.

Stith asked about the access to the park. Bunger explained the access for the park would come primarily from the north along Miller Parkway.

Stith then asked if the adjacent subdivision to the east might have an additional access point to the park along Loma Ridge Drive. Bunger said the Parks Department wasn't envisioning an access point to the park at that location, but it could be a possibility.

Stith asked about providing a pedestrian easement into the park from the adjacent area to the east in Unit Ten. Bunger said that staff discussed possible pedestrian connectivity at that location; however the topography would make any pedestrian paths infeasible.

Anderson opened the public hearing.

Rod Harms, 101 Water Bridge Road, stated that there was significant public support for some type of neighborhood playground/park during the neighborhood meeting held by City Administration on the park portion of the site.

Anderson closed the public hearing.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the annexation of Lee Mill Heights, Unit Ten and the City parkland, an approximate 91.96 acre tract of land generally located to the west of the dead-end of Miller Parkway on the south side of the roadway, based on conformance with the Future Land Use Map of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program (CIP).

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

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Lee Mills Heights, Unit 10 and the City parkland from County AG, General Agriculture, to R-1, Single-Family Residential District with AO, Airport Overlay District, based on the findings in the Staff Report .

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

Stith moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Lee Mill Heights, Unit Ten with the City parkland, based on conformance with the Manhattan Urban Subdivision Regulations, with the following conditions applicable to the Preliminary Plat:

1. A stormwater quality post construction BMP analysis shall be submitted and approved with the Final Plat.
2. The street names for the proposed street shall be approved by the Riley County Emergency Management Department or Manhattan Fire Department before the Final Plat is approved.

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

### **REPORTS AND COMMENTS BY BOARD MEMBERS**

Cattell mentioned that President Schultz will be presenting the K-State North Campus Corridor Plan at the City Commission work session on May 26<sup>th</sup> at 5pm.

Stith asked about the work session on June 15<sup>th</sup>. Cattell said that there may be a discussion on a new development concept located northwest of Grand Mere.

Anderson commented on the new digital signage for Via Christi. Cattell said that they have one of a few digital signs in the City since the sign regulations were updated last year.

Anderson then commented on sexually oriented businesses and asked if the City has regulations that limit where they can be located. Bunger said that there are a few zoning districts that allow these types of uses C-5 and Industrial Districts. Cattell said there are other use limitations that apply including 500 foot setbacks from residential areas, churches and schools.

Anderson adjourned the meeting.

Respectfully submitted,

Chase Johnson, Planner