

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Thursday, February 23, 2006**  
**7:00 p.m.**

**MEMBERS PRESENT:** Loren Pepperd, Chairperson; George Ham; Mike Toy; Mike Hill; Mike Kratochvil; and Harry Watts.

**MEMBERS ABSENT:** Jerry Reynard

**YOUTH IN GOVERNMENT:** Lindsey Doan.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jeremy Frazzell, Planner; and, Rob Ott, City Engineer.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**CONSIDER THE MINUTES OF THE FEBRUARY 6, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Ham moved that the Board table the minutes for corrections to the March 6, 2006, meeting. Kratochvil seconded the motion, which passed on a vote of 6-0.

**APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF MANHATTAN MARKETPLACE, A COMMERCIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED APPROXIMATELY ONE HUNDRED SIXTY (160) FEET NORTH OF LEAVENWORTH STREET, WEST OF TUTTLE CREEK BOULEVARD, EAST OF NORTH 3<sup>RD</sup> STREET, AND SOUTH OF VACATED LARAMIE STREET. (APPLICANT/ OWNER: DIAL MANHATTAN LLC)**

Ham moved that the Board approve the Final Development Plan and Final Plat. Kratochvil seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

**A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED EUREKA ADDITION, AN APPROXIMATE FIFTY THREE (53) ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF EUREKA DRIVE AND THE FLINT HILLS JOB CORPS CENTER. THE PROPOSED**

**SUBDIVISION WILL CREATE THIRTY TWO (32) HEAVY COMMERCIAL AND INDUSTRIAL LOTS. (APPLICANT: SSF DEVELOPMENT LLC-ROGER SCHULTZ / OWNERS: SSF DEVELOPMENT LLC-ROGER SCHULTZ AND J.P. AND P.E. FRIGON TRUST)**

Hill moved to remove the item from the table. The motion was seconded by Ham and passed on a vote of 6-0.

Zilkie presented the staff memorandum and recommended approval with three conditions.

Pepperd opened the public hearing.

Monty Prescott, BG Engineering, representing the applicant, gave a detailed presentation regarding the drainage plans and an overview of drainage in the vicinity of the plat and in the Eureka Valley. He indicated that drainage from the Eureka Addition will be directed in to the new street and northward to the ditch along Eureka Drive. It will then flow eastward to the east end of the Flint Hills Job Corps site and then north to the old Eureka Lake oxbow area. Eventually the water flows east under Scenic drive and south to the Kansas River.

Pepperd asked where the water in the ditches in the vicinity of Carson Homes comes from.

Prescott explained that area is in a separate drainage from the Eureka Drive area and will not be affected one way or the other by the proposed improvements with the Eureka Addition Plat.

Toy asked if the proposed improvements associated with the Eureka Addition Plat and the improvements that Riley County will make to Eureka Drive, will result in improved drainage in the area.

Prescott indicated they would improve the drainage situation.

Rob Ott, City Engineer, indicated that KDOT and the Army Corps of Engineers are coordinating the K-18 realignment study with the Corps drainage study of the Eureka Valley. He said the KDOT is ok with the proposed development. A right turn lane will be added to Scenic Drive from Eureka Drive and the applicant's are providing 20 feet of additional right-of-way along the south side of Eureka Drive for potential future left turn lanes, which are not warranted now.

Hill asked if in his opinion the proposed improvements to Eureka Drive and with the Plat, would improve drainage.

Ott said they would improve the drainage.

Pepperd closed the public hearing.

Kratochvil asked if fill was needed for the proposed street.

Fred Gibbs, BG Engineering, said it was not really needed for the street.

Kratochvil asked about drainage impacts on the homes to the west of the plat.

Gibbs said they were separated from the proposed plat by a dike and the drainage in the residential area goes to the south, whereas the drainage from the proposed development will be directed away from existing development, to the north.

Pepperd asked if the Job Corps' driveway will be realigned to lineup with the proposed street.

Gibbs said that is the plan.

Cattell indicated he had received a verbal indication from the Department of Labor's Real Estate Department that they were in agreement with lining up the driveway to the proposed street. He said Riley County Public Works was in the process of obtaining a more formal approval from the Job Corps on that issue as part of its Eureka Drive rebuilding project.

Ott indicated that there may be a few months where the new street and driveway don't lineup, until the realignment can be accomplished.

Roger Schultz, applicant, said he would also like to see the driveway realigned, but asked the Planning Board to not delay his project, due to uncertainty regarding the timing of realignment of the Job Corps' driveway.

Toy moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of the Eureka Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the three (3) conditions recommended by City Administration, as follows:

1. Annexation and rezoning shall be approved by the City Commission.
2. Prior to approval of the Final Plat, documentation shall be provided to ensure that Eureka Terrace and the Flint Hills Job Corps driveway will be aligned, or Eureka Terrace shall be realigned to the existing driveway.
3. Based on proposed street improvements to Eureka Drive by Riley County, sidewalk shall not be required along either side of Eureka Drive abutting the Eureka Addition.

The motion was seconded by Kratochvil and passed on a vote of 6-0.

Respectfully submitted,

Steve Zilkie, AICP, Senior Planner