

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, March 6, 2006
7:00 p.m.

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

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jeremy Frazzell, Planner; Cam Moeller, Planner.

OPEN PUBLIC COMMENTS

Pepperd opened and closed Public Comments, with no one speaking.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE FEBRUARY 6, 2006, AND FEBRUARY 23, 2006 MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Kratochvil moved that the Board approve the Consent Agenda. Ham seconded the motion, which passed on a vote of 7-0.

GENERAL AGENDA

1. **CONSIDER ANNEXATION OF THE PROPOSED BROOKFIELD ADDITION, UNIT EIGHT, AN APPROXIMATE 22-ACRE TRACT OF LAND, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE. THE ANNEXATION SITE INCLUDES THE ADJOINING CASEMENT ROAD. (APPLICANT: SSF DEVELOPMENT LLC-ROGER SCHULTZ / OWNERS: SSF DEVELOPMENT, LLC-ROGER SCHULTZ, DALE KNIGHT, AND KATHERINE E. ELLIOTT TRUST)**
2. **PUBLIC HEARING TO CONSIDER THE REZONING OF TWO (2) TRACTS OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND R-2, TWO-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: SSF DEVELOPMENT LLC-ROGER SCHULTZ / OWNERS: SSF DEVELOPMENT, LLC-ROGER**

SCHULTZ, DALE KNIGHT, AND KATHERINE E. ELLIOTT TRUST)

Zilkie presented the Staff Reports for Items # 1 and #2, recommending approval of each item.

Pepperd opened the Public Hearing.

Tom Farr, SSF Development, offered to answer questions.

Pepperd asked about the lots that back up to the drainage ditch, and whether the unbuildable portion of those lots could be dedicated to the City.

Fred Gibbs, BG Consultants, said the City did not want ownership and requested that area be in an easement.

Hill asked what the City's policy was on drainage areas.

Gibbs said the city doesn't own any drainage areas around the community.

The Board discussed maintenance of the drainage ditch.

Pepperd closed the Public Hearing.

Kratochvil moved that the Planning Board recommend approval of the annexation of Brookfield Addition, Unit Eight, generally located southwest of the intersection of Marlatt Avenue and Casement Road, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program.

Reynard seconded the motion, which passed on a vote of 7-0.

Toy moved that the Planning Board recommend approval of the proposed rezoning of Brookfield Addition, Unit Eight, from County G-1, General Agricultural District, to R-1, Single-Family Residential District, and R-2, Two Family Residential District, based on the findings in the Staff Report.

Reynard seconded the motion, which passed on a vote of 7-0.

3. **TABLE A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED BROOKFIELD ADDITION, UNIT EIGHT, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE. THE PROPOSED SUBDIVISION WILL CREATE SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS. (APPLICANT: SSF DEVELOPMENT LLC-ROGER SCHULTZ / OWNERS: SSF DEVELOPMENT, LLC-ROGER SCHULTZ, DALE KNIGHT, AND KATHERINE E. ELLIOTT TRUST)**

Reynard moved to table the Preliminary Plat of the Brookfield Addition, Unit Eight, to the Monday, March 20, 2006, Manhattan Urban Area Planning Board, to allow the applicant time to address the requirements of the Subdivision Regulations.

Watts seconded the motion, which passed on a vote of 7-0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II