

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 1, 2015**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Gary Stith

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Lance Evans, Senior Planner; Chase Johnson, Planner; and Ben Chmiel, Planner; Monty Wedel, Director Riley County Planning & Development; and Bob Isaac, Riley County Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MAY 18, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF ABBOTT'S LANDING ADDITION, UNIT TWO, GENERALLY LOCATED APPROXIMATELY 350 FEET TO THE EAST OF THE INTERSECTION OF HAYES DRIVE AND MCCALL ROAD, (APPLICANT: CHIP CORCORAN, RENAISSANCE INFRASTRUCTURE CONSULTING, OWNER: ORSCHELN FARM AND HOME, LLC)**

**APPROVE THE FINAL DEVELOPMENT PLAN OF THE COURTYARDS AT LMH RESIDENTIAL PLANNED UNIT DEVELOPMENT, AND APPROVE THE FINAL PLAT OF THE COURTYARDS AT LMH RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED TO THE SOUTHWEST OF THE INTERSECTION OF MILLER PARKWAY AND LOMA RIDGE DRIVE, OR 150 NORTHWEST OF THE INTERSECTION OF LOCHENSIRE DRIVE AND MILLER PARKWAY (APPLICANT/OWNERS: PERFECTION SIGNATURE PROPERTIES, LLC)**

Ball moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0-1 with Stunkel abstaining on the minutes, and 6-0 for the other two items.

**GENERAL AGENDA**

**TABLE THE PUBLIC HEARING TO CONSIDER AMENDING ORDINANCE NO. 6479 AND THE FINAL DEVELOPMENT PLAN OF LOT 5, PLATT ADDITION PLANNED UNIT DEVELOPMENT FOR A PROPOSED BUILDING ADDITION. (APPLICANT/OWNER: SIEGMUND MEIER)**

Ball moved to table the Public Hearing to the June 15, 2015 Manhattan Urban Area Planning Board meeting. Reynard seconded the motion which passed on a vote of 6-0.

**A PUBLIC HEARING TO CONSIDER AMENDING ORDINANCE NO. 6013 AND THE PRELIMINARY DEVELOPMENT PLAN OF THE MANHATTAN CHRISTIAN COLLEGE PLANNED UNIT DEVELOPMENT FOR THE PROPOSED STUDENT LIFE CENTER/GYMNASIUM. THE COLLEGE CAMPUS IS TO THE SOUTH OF ANDERSON AVENUE, WEST OF N. 14<sup>TH</sup> STREET, NORTH OF FAIRCHILD AVENUE AND EAST OF N. 16<sup>TH</sup> STREET. (APPLICANT/OWNER: MANHATTAN CHRISTIAN COLLEGE – J. KEVIN INGRAM)**

Chase Johnson presented the Staff Report with City Administration recommending approval with nine conditions.

Stunkel indicated that she lives within the 200 foot area of notification for the development; however she said she was impartial.

Anderson opened the public hearing.

Kevin Ingram, President Manhattan Christian College, indicated the college will be celebrating its 88<sup>th</sup> birthday on September 12th and has had an important impact on the community including economically, educationally and spiritually. MCC would like to expand this positive impact for the community. He said MCC has had an athletic program for 68 years, without having its own facilities. All those years they have relied on a partnership with the City to rent City facilities, which has been a major income producer for Parks & Recreation. As MCC prepares to expand its facilities it's important to the college to have a place to call home for its athletic program. Over the last five to ten years MCC has been one of the top five programs in the NCCAA Division 2. The proposed MCC gymnasium facility will also be important to the City of Manhattan, as the City renovates its gym and expands its reach to the community. This will allow the City to have more flexibility in scheduling its gym. HE thanks the Parks and Recreation Department for its partnership over the years and into the future for use of other facilities such as soccer fields. He also thanks City staff for their assistance through the process. He said they are excited to be before the City and welcomed questions and approval of the request.

Anderson asked if MCC would now be competing with KSU for basketball players. Ingram said no, KSU has better scholarships.

Walt Pesaresi, 3039 Conrow, said he was a 64 year resident of the city and grew up in the MCC and City Park neighborhood. He said the gymnasium will be fantastic for the community and will hopefully increase enrollment at MCC by providing a home court and a recreational facility on campus. He said it will positively impact the aesthetic view of the campus with landscaped berms and a nice building. You have seen what MCC has done to renovate the beautiful stone building on Anderson and to improve the campus. This will only be a win – win for MCC and the community.

Elias Tolentino, 255 Ridge Drive, said he is a 35 year resident and came from Brazil to attend MCC. He chose to stay in Manhattan and is an alumnus. He said MCC gives back to the community through its improvements to the campus and with the gymnasium. It's not just for the college, it's for the neighborhood. He supports the college and said the campus needs to be protected to improve its safety through the proposed improvements. He asked for the Planning Board's support.

Leigh Anne Maurath, MCC Student Body President and a senior, was excited about what the proposal can do for MCC and the surrounding area. She said MCC's teams are known across the country in the NCCAA Division and are doing well. To have a place to call our own and to host games and events for existing and prospective students and recruitment will be very important and to have a space that can accommodate the whole student body. She suggested that everyone should experience a freshman year of college and that MCC is a great place to learn, grow and lead. MCC is educating, equipping and enriching Christian leaders to make a difference in this and other communities, in businesses, churches and across the world regardless of profession. She said she is a dual degree student with KSU and has experienced this impact. The new facility will help MCC to grow and continue to make a difference in the here and now, and in the future. She said she hopes MCC will be able to take that next step.

Ingram asked in the interest of time for all those in the audience who were there in support to raise their hand. Approximately 35 people raised their hand.

Anderson asked if anyone else wanted to speak and with no one coming forward, closed the public hearing.

Ball took the opportunity to suggest that MCC consider additional trees, bike racks and when redoing streets, provision for future bus stops which take pressure of traffic and parking. He said these aren't required, just things to consider.

Parikh said he was excited about the project and as a parent with children getting involved in competitive sports, it will be good to increase the indoor sports facility options in the community as it could help free-up space in other facilities around town. He expressed support for the project.

Anderson added to Ball's comments that with limited space for parking on campus and with NBAF coming, a projected population of 80,000 in twenty years and KSU continuing to grow, he suggested MCC, KSU and the City need to focus more on other modes of transportation such as walking, biking and public transportation.

Ball move that the Manhattan Urban Area Planning Board recommend approval of the proposed amendment of Ordinance No. 6013 and the Preliminary Development Plan of the Manhattan Christian College Planned Unit Development, based on the findings in the Staff Report, subject to the nine (9) conditions of approval recommended by City Administration.

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

**A PUBLIC HEARING TO CONSIDER THE REPLAT OF LOTS 1 AND 2 OF MAPLE LANE ADDITION, GENERALLY LOCATED APPROXIMATELY 4,000 FEET EAST OF TUTTLE CREEK BOULEVARD, ON THE NORTH SIDE OF MARLATT AVENUE. (BLEW & ASSOCIATES, PA.)**

Bob Isaac presented the staff report with Riley County Planning & Development staff recommending approval of the Final Plat of Maple Lane Addition Unit Two, as it was found to be in compliance with the Manhattan Urban Area Subdivision Regulations.

Anderson opened the public hearing and, due to no comments from the public, closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board approve the Final Plat of Maple Lane Addition Unit Two, based on the findings in the staff report.

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

**A PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 2 – DEFINITIONS, SECTION 8 – AGRICULTURAL DISTRICT (AG) AND SECTION 22B – SPECIAL EVENTS, OF THE RILEY COUNTY ZONING REGULATIONS. (RILEY COUNTY PLANNING BOARD)**

Monty Wedel presented the staff report with Riley County Planning & Development staff recommending approval of the amendments to the Riley County Zoning Regulations.

Anderson asked if there was specific reason for limiting the agritourism facility to 2,500 square feet.

Wedel replied a conditional use authorization will be required for facilities larger than 2,500 square feet.

Anderson opened the public hearing and, due to no comments from the public, closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board forward a recommendation of approval of the amendments to Section 2 – Definitions, Section 8 – Agricultural District (AG) and Section 22B – Special Events of the Riley County Zoning Regulations to the Board of County Commissioners, based on the findings in the staff report.

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

**REPORTS AND COMMENTS BY BOARD MEMBERS**

Cattell noted the upcoming items on future meetings and welcomed Katie Stunkel to the Board, indicating she had been appointed to a three year City term.

Ball announced the Wine in the Wild event at the Sunset Zoo that was being sponsored by Friends of Sunset Zoo.

Cattell announced an upcoming neighborhood meeting being conducted by the City on June 11<sup>th</sup> at 6pm in at the Zoo to discuss the recommended up-zonings on the west side of the KSU campus identified in the recent Comprehensive Plan update. Those rezonings are in the Elaine Drive and Hunting Avenue areas. He said this is just the neighborhood meeting to discuss the recommendation and that the formal public hearing process would be later on. He said this was the first step in the implementation of the new Comprehensive Plan. Additional meetings in the future will be conducted for rezoning on the east side of campus and the down-zoning east of City Park.

Anderson commented about the bike-share program that had been reported on in the newspaper and hoped that it works.

Respectfully submitted,

Eric Cattell, AICP  
Assistant Director for Planning

Lisa Daily, Administrative Assistant, Riley County Planning & Development