

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, March 7, 2005
7:00 p.m.

MEMBERS PRESENT: Mike Toy, Vice-Chairperson; Jerry Reynard; Loren Pepperd; Mike Hill; and, Gwyn Riffel.

MEMBERS ABSENT: George Ham and Mike Kratochvil

STAFF PRESENT: Steve Zilkie, Senior Planner, and Bob Isaac, Riley County Planner

OPEN PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

- 1. CONSIDER THE MINUTES OF THE FEBRUARY 24, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
- 2. CONSIDER APPROVAL OF THE FINAL PLAT OF THE BROOKFIELD ADDITION, UNIT FIVE, GENERALLY LOCATED WEST OF CASEMENT ROAD AND SOUTH OF MARLATT AVENUE. (APPLICANT/OWNER: SSF DEVELOPMENT, LLC)**
- 3. CONSIDER APPROVAL OF THE FINAL DEVELOPMENT PLAN OF PHASE 2 (LOT 4) OF THE STONECREEK COMMERCIAL PLANNED UNIT DEVELOPMENT GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF ANDERSON AVENUE AND KIMBALL AVENUE. (APPLICANT/OWNER: BOWMAN BOWMAN NOVICK INC./MERRYMINT INC.)**

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

GENERAL AGENDA

- 1. A PUBLIC HEARING TO CONSIDER THE REZONING OF A NINE (9) ACRE TRACT OF LAND FROM "I-PUD" (INDUSTRIAL PLANNED UNIT DEVELOPMENT) TO "I-PUD" (INDUSTRIAL PLANNED UNIT DEVELOPMENT) BY AMENDING THE EXISTING FINAL DEVELOPMENT PLAN. THE TRACT IS GENERALLY LOCATED ON THE**

SOUTH SIDE OF HIGHWAY K-18 IN THE VICINITY OF W. 52ND AVENUE AND K-18. (APPLICANT/OWNER: RITCHIE PAVING, INC. AND SUBS/ALBERT AND LAURA WOOD)

Bob Isaac, Riley County Planner, presented the staff report and recommended approval.

Riffel mentioned the approach slope on the western edge and asked if was anticipated if the trees would not grow or penetrate into the slope. Isaac said that was correct. He described the screening conditions of the site and the maintenance of required height limit.

Pepperd asked if the storage tanks shown in the flood zone were permanent fixtures. Isaac said al structures were portable and can be mobilized quickly. He also mentioned a note on the PUD that requires a no-rise certificate.

There were no other questions.

Toy opened the public hearing.

Rob Rowdybush, representing the applicant Ritchie Paving, said the purpose of the change was to add a water well, septic system and increase the screening. The water well will allow for irrigating landscaping. He said that several years ago there was a smoke problem, which was due to an internal heater malfunction and oil got on the heater. Since then, everything has been replaced.

Toy asked if any thought had been given to the appearance of the mobile home to give it a business look. The applicant said they are starting on it now to include new skirting, siding and new shingles, and heating and air units will have to go.

Bill Carson, 3100 Bethany Circle, spoke representing Carson Home Sales and indicated he was a spokesperson for other businesses in the Murray Addition fronting on Ft. Riley Boulevard. He indicated he understood the process would allow for suggestions, which could become conditions of approval. He said there were three major problems: (1) when operating the batch plant, the smell is very bad and affects business that operate outdoors and the public visiting the business; (2) the driveway that surfaces the PUD and a concrete truck cause a tremendous amount of dust and suggested paving or putting millings on the access road; and, (3) screening, which is very inadequate. He said the type of equipment to operate the business is unsightly and should not be seen from K-18, especially given the investment in the airport property to the west. He said more than trees should be considered, since the worst areas are close to the ground.

The applicant and Isaac responded to the screening comments. The applicant agreed the driveway should be improved and was not aware of the smell, but would look into it.

Toy closed the public hearing.

The Board discussed the odor, road/dust and screening issues.

Reynard moved that the Manhattan Urban Area Planning Board recommend approval of the rezoning of a nine (9) acre tract of land from "I-PUD" (Industrial Planned Unit Development) to "I-PUD" (Industrial Planned Unit Development) by amending the existing Final Development, with the following conditions:

1. Driveway improvement for dust mitigation within ninety (90) days.
2. Consider what could be done to mitigate the odor.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Steve Zilkie, Senior Planner