

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, March 20, 2006
7:00 p.m.

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

MEMBERS ABSENT: Harry Watts.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Jeremy Frazzell, Planner; Cam Moeller, Planner; Kellie Johnston, Planning Intern; Terry DeWeese, Director of Parks and Recreation; Rob Ott; Assistant Director of Public Works.

OPEN PUBLIC COMMENTS

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

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE MARCH 6, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL DEVELOPMENT PLAN OF BROOKFIELD RESIDENCES PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED SOUTH OF WALTERS DRIVE, EAST OF THE INTERSECTION OF DONNA'S WAY AND WALTERS DRIVE, AND NORTH OF FUTURE PRAIRIE LAKES, A RESIDENTIAL SUBDIVISION. (OWNER: SSF DEVELOPMENT LLC/APPLICANT: MANHATTAN HOUSING INVESTORS, LLC)**

Kratochvil moved that the Board approve the Consent Agenda. Ham seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

1. **TABLE THE PUBLIC HEARING TO CONSIDER THE REZONING OF THREE (3) TRACTS OF LAND FOR THE PROPOSED KIMBALL TOWNHOMES DEVELOPMENT, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND ANDERSON AVENUE, FROM I-5, BUSINESS PARK DISTRICT, AND PUD, PLANNED UNIT DEVELOPMENT DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT, AND C-2, NEIGHBORHOOD SHOPPING DISTRICT. (OWNERS: BAYER CONSTRUCTION COMPANY, INC. AND TILLMAN PARTNERS**

LP/APPLICANT: BAYER CONSTRUCTION COMPANY, INC.)

Ham moved to table the Public Hearing to the April 3, 2006, Manhattan Urban Area Planning Board meeting.

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

2. **A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED BROOKFIELD ADDITION, UNIT EIGHT, AN APPROXIMATE TWENTY TWO (22) ACRE TRACT OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE. THE PROPOSED SUBDIVISION WILL CREATE SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS. (OWNERS/APPLICANTS: SSF DEVELOPMENT, LLC, AND KATHERINE E. ELLIOTT TRUST)**

Reynard moved that the Board remove the item from the table. Kratochvil seconded the motion, which passed on a vote of 6-0.

Zilkie presented the Staff Report, recommending approval with conditions.

Pepperd questioned whether the animals and propane tank located on Lot 302 would be allowed to remain once it is annexed into the City.

Pepperd opened the Public Hearing.

Roger Schultz, applicant, offered to answer questions.

Reynard asked about maintenance of the ditch. Schultz said the City has assured him it will maintain the ditch.

Reynard questioned whether there are potential erosion issues.

Fred Gibbs, BG Consultants, discussed flood elevations.

Kratochvil moved that the Board approve the Preliminary Plat of Brookfield Addition, Unit Eight, for the reasons set out in the Staff Memorandum and the specific provisions of the Subdivision Regulations on which the recommendation is based, with the following conditions:

1. A Revised Preliminary Plat shall be submitted, prior to submittal of the Final Plat, which shall note the lowest enclosed floor shall be no lower than 1020.5 feet as recommended in the applicant's Stormwater Drainage Study. The 1993 flood level should be shown on the Revised Preliminary Plat.
2. A Revised Preliminary Plat be submitted, prior to submittal of the Final Plat, showing a sidewalk improvement extending from its current dead-end in the

right-of-way along north lot line of proposed Lot 303, and continuing along the right-of-way from Lot 303, proposed 301, and 300, and extending to the pedestrian bridge. A general form of the pedestrian bridge improvement shall be shown on the Revised Preliminary Plat.

Ham seconded the motion, which the Board supported on a vote of 5-1 (Reynard voting against). Reynard explained that he still had concerns about maintenance of the ditch.

Gibbs suggested that private covenants could be placed on properties to restrict use of the ditch. Reynard expressed satisfaction with that solution and changed his vote to support the motion.

The motion passed 6-0.

3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE ONE-HALF (0.5) ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF THE GTM SPORTSWEAR WAREHOUSE AND STORAGE YARD AND EAST OF CARLSON STREET, FROM C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT, TO I-2, INDUSTRIAL PARK DISTRICT. (OWNER: BOSCH ENTERPRISES, L.P., A KANSAS LIMITED PARTNERSHIP/APPLICANTS: DAVE DREILING AND PAUL BOSCH)**

4. **A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY AND FINAL PLAT) OF THE PROPOSED GTM SPORTSWEAR ADDITION, UNIT TWO, AN APPROXIMATE 7.2-ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF MCCALL ROAD, EAST OF CARLSON STREET AND WEST OF ENOCH LANE. THE PROPOSED SUBDIVISION WILL CREATE TWO (2) HIGHWAY SERVICE COMMERCIAL LOTS AND ONE (1) INDUSTRIAL PARK LOT. (OWNERS: DAVID L. DREILING AND KAREN E. DREILING; AND, BOSCH ENTERPRISES, L.P., A KANSAS LIMITED PARTNERSHIP /APPLICANTS: DAVE DREILING AND PAUL BOSCH)**

Zilkie presented the Staff Reports, recommending approval of the Rezoning, and approval of the Preliminary and Final Plat, with one condition, indicating condition 2 was no longer necessary as the utility release issue was resolved.

Pepperd opened the Public Hearing.

Rob Berard (3129 Lundin Drive #1), representative for the applicant, offered to answer questions.

Pepperd closed the Public Hearing.

Kratochvil moved that the Board recommend approval of the Preliminary and Final

Plat of the GTM Sportswear Addition, Unit Two, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the following conditions of approval:

1. Proposed Lot 2, a flag lot shall conform to the requirements Section 10-104 (G) (1-5).

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

Kratochvil moved that the Board recommend approval of the proposed rezoning of a 0.51-acre tract of land from C-5, Highway Service Commercial District, to I-2, Industrial Park District, based on the findings in the Staff Report.

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

5. MUAPB TRAINING ACADEMY: THE PARKS AND RECREATION DEPARTMENT WILL PROVIDE AN OVERVIEW OF ITS PLANNING ACTIVITIES.

Terry DeWeese, Director of Parks and Recreation, provided an overview of its planning activities, including planning related to City Park and the Indoor Aquatic Facility and the CIP funding methods the Department uses for improvements.

6. WORK SESSION: MIXED USE/PEDESTRIAN ORIENTED NEIGHBORHOODS.

Moeller and Johnston gave a presentation on mixed-use and pedestrian-oriented neighborhoods, and informed the Board that the Planning Division is beginning a process to review and potentially revise the City's regulations to better accommodate this type of development.

7. 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