

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 15, 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; Chad Bunger, Senior Planner; Chase Johnson, Planner; and Ben Chmiel, Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE JUNE 1, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

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

**GENERAL AGENDA**

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

Johnson presented the staff report and recommended approval.

Anderson opened the public hearing.

Sigmund Meier, applicant and owner indicated his son's family lives in the house and has two additional drivers now, necessitating a larger garage to get the vehicles off the cul-de-sac.

With no questions from the Planning Board and no one else to speak, Anderson closed the public hearing.

Ball moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendment of Ordinance No. 6479 and the Final Development Plan of the Platt Addition Residential Planned Unit Development, based on the findings in the Staff Report.

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

## **WORK SESSION**

### **PRESENTATION AND DISCUSSION OF HARTFORD HILL CONCEPT PLANS BY JEFF HANCOCK, SMH CONSULTANTS**

Cattell introduced the item indicating that the Hartford Hill site was identified in the recently updated Manhattan Urban Area Comprehensive Plan as a future low to medium density residential area that was being master planned to provide more detail.

Jeff Hancock, SMH Consultants provided an overview of the concept plan and broad issues that were being addressed through the master plan for the 320 acre site, located northwest of Grand Mere. Hancock indicated he wanted to provide some background and familiarity to the Planning Board before it comes back to them for formal adoption as part of the Comprehensive Plan. He said they had been working on the concept plan since May 2014, and had several discussions with City staff to address various issues. The idea is to provide a master plan for the area, so decision makers have more guidance on how the area could develop. They were using a similar template as the Grand Mere Master Plan which has worked well for the developer as well as the City Administration, the Planning Board and City Commission when making decisions.

Hancock outlined six development areas and a potential school site, as well as a possible wild-land bike park with biking and hiking trails and three detention areas. He said they had met on-site with Parks & Recreation staff to discuss other potential neighborhood park issues and locations. He outlined the conceptual street network and connection to Grand Mere Parkway and eventually Marlatt Avenue, as well as utility and drainage issues, the range of housing types, and an office/research area. He said the overall density would be 2.5 dwelling units per acre or less.

Jeff Hancock and Zac Burton, Field House Development and applicant, answered questions from the Board regarding streets and infrastructure, access to Marlatt Avenue, and potential price ranges. They indicated that there will be private covenants and design review similar to Grand Mere and that it is unlikely that there will be any retail commercial, just office/research type uses.

### **REPORTS AND COMMENTS BY BOARD MEMBERS**

Bunger updated the Board on the current status of water levels in the Big Blue River and Tuttle Creek Reservoir, indicating that City Administration was preparing various types

of informational materials for the public should it become necessary.

Cattell updated the Board on the Neighborhood meeting held the previous week on the recommended up-zonings on the west side of the KSU Campus that were identified in the recently updated Comprehensive Plan. He announced the next Neighborhood meeting on Thursday, June 25<sup>th</sup> from 6 pm to 7 pm at Fire Station Headquarters to discuss the recommended M-FRO District expansion areas east of campus. He reminded the Board that there will also be a meeting later in the summer to discuss the recommended down-zoning east of City Park.

Cattell also said that the Flint Hills MPO will be hosting a public Open House at City Hall in the City Commission Room, on June 24<sup>th</sup> from 4 pm to 6:30 pm to discuss the draft Flint Hills Transportation Plan.

Respectfully submitted,

Eric Cattell, AICP  
Assistant Director for Planning