

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
April 3, 2006
7:00 p.m.

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

MEMBERS ABSENT: Mike Kratochvil.

YOUTH IN GOVERNMENT: Absent

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE MARCH 20, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF GRAND MERE VILLAGE PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND WESTBANK WAY. (APPLICANT: GRAND MERE DEVELOPMENT, INC / OWNERS: GRAND MERE DEVELOPMENT, INC., MARY L. VANIER, PRESIDENT; AND KSU GOLF COURSE MANAGEMENT AND RESEARCH FOUNDATION.)

APPROVE THE FINAL PLAT OF THE BSS & FUNK ADDITION, GENERALLY LOCATED AT THE WESTERN DEAD-END OF HOUSTON STREET, WHICH IS APPROXIMATELY 330 FEET WEST OF THE INTERSECTION OF N. 17TH STREET AND HOUSTON STREET. (APPLICANT: MILES R. FUNK / OWNERS: MILES R. FUNK AND NADINE M FUNK; AND, BSS ENTERPRISES, LLC, A KANSAS LIMITED LIABILITY COMPANY)

Reynard moved that the Board approve the Minutes, Grand Mere and BSS & Funk items. Ham seconded the motion, which passed on a vote of 6-0.

APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF ST. JOSEPH INDEPENDENT LIVING PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED EAST OF BROWNING AVENUE AND THE ST. JOSEPH VILLAGE FULL CARE AND ASSISTED CARE FACILITY AND

**ALONG THE NORTH SIDE OF WILLOW GROVE ROAD.
(APPLICANT/OWNER: ST. JOSEPH VILLAGE INC. AND VIA CHRISTI
SERVICES, INC.)**

Ham moved that the Board table the St. Joseph PUD Plan and Plat until an Agreement regarding re-apportioning special assessments is approved by the City. Watts seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

CONDUCT A 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. (APPLICANT: BAYER CONSTRUCTION COMPANY, INC. / OWNERS: BAYER CONSTRUCTION COMPANY, INC. AND TILLMAN PARTNERS LP.) (NOTE: THE PUBLIC HEARING WAS TABLED TO THE APRIL 3, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.)

Toy moved that the Board remove the item from the table.

Ham seconded the motion which passed 6-0.

Zilkie presented the staff report and recommended approval.

Pepperd opened the public hearing.

Neil Horton, representing the applicant, Bayer Construction Company, spoke in favor of the request. He indicated the applicant had several meetings with surrounding Wyndham Heights and North Wyndham Heights' neighborhoods and provided information on the proposed development. No negative comments were received. He indicated the applicant wants to be a good neighbor.

Kelly Adams, Coldwell Banker, said, in response to question about the timeline for the development, that build out would be approximately two to three years.

Pepperd asked if Wyndham Heights street and the future street to Kimball Townhomes would be aligned. Horton indicated the proposed Preliminary Plat currently shows the future street offset to the north of Wyndham Heights and Kimball Avenue intersection; however, there are on-gong discussions with the Public Works Department regarding the future street intersection location.

There were no additional speakers and Pepperd closed the public hearing.

Toy moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning the Kimball Townhomes Addition 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, based on the findings in the Staff Report.

Watts seconded the motion which passed 6-0.

TABLE A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED KIMBALL TOWNHOMES ADDITION, GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF KIMBALL AVENUE AND ANDERSON AVENUE. (APPLICANT: BAYER CONSTRUCTION COMPANY, INC. / OWNERS: BAYER CONSTRUCTION COMPANY, INC. AND TILLMAN PARTNERS LP.)

Reynard moved that the Board table the Preliminary Plat of the Kimball Townhomes Addition, to the Monday, April 17, 2006, Manhattan Urban Area Planning Board, to allow the applicant additional time to address the requirements of the Subdivision Regulations.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

There were reports or comments.

The meeting was adjourned.

Respectfully submitted,

Steve Zilkie, Senior Planner