

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

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

MEMBERS ABSENT: Mike Hill

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

OPEN PUBLIC COMMENTS

Ham opened and closed Open Public Comments, with no one speaking.

CONSENT AGENDA

1. **APPROVE THE FINAL PLAT OF HACKBERRY ADDITION, UNIT TWO, A REPLAT OF LOT 32, HACKBERRY ADDITION, GENERALLY LOCATED AT 2400 CASEMENT ROAD. (APPLICANT: LUTHER PENNELL; OWNER: VINEYARD CHRISTIAN FELLOWSHIP)**
2. **APPROVE THE FINAL PLAT OF BROOKFIELD ADDITION, UNIT SIX, GENERALLY LOCATED SOUTH OF THE MARLATT DITCH (APPLICANT: ROGER SCHULTZ/THOMAS FARR; OWNER: SSF DEVELOPMENT, LLC, A KANSAS LIMITED LIABILITY COMPANY)**
3. **APPROVE THE MINUTES OF THE JUNE 20, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

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

GENERAL AGENDA

1. **A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF GRAND MERE VANESTA, AN APPROXIMATE SIXTY-THREE (63) ACRE TRACT OF LAND, WHICH IS GENERALLY LOCATED NORTH OF THE EXISTING NORTHERN END OF EVERETT DRIVE AND A FUTURE EXTENSION OF LITTLE KITTEN AVENUE, AND WEST OF THE EXISTING WESTERN END OF CHURCHILL STREET. THE PROPOSED SUBDIVISION WILL CONSIST OF ONE HUNDRED AND TWELVE (112)**

SINGLE-FAMILY RESIDENTIAL LOTS. THE SITE IS ZONED R, SINGLE-FAMILY RESIDENTIAL DISTRICT. (APPLICANTS AND OWNERS: GRAND MERE DEVELOPMENT AND ABBOTT/ANDERSON DEVELOPMENT CO.)

Zilkie presented the Staff Report, recommending approval.

Pepperd questioned that portion of the street that is at 12% grade and whether there were any ADA issues for the sidewalk. Pepperd asked about the flag lot and whether it would have to be paved. Zilkie said the first 25 feet would have to be paved.

Ham opened the Public Hearing.

Jerry Petty, representing the applicant, noted that there is a high-pressure gas easement along the south edge of the proposed Grand Mere Vanesta development. It is a 100-foot easement, with 50 feet of the easement being within the development and 50 feet being south the development.

Petty responded to the ADA question, and said that the grade of the sidewalk can duplicate that of the street. Petty said the cross slope is the real issue, and that grade cannot exceed 2%. Petty said the 12% grade should not create an issue.

Petty said they will be creating a Benefit District with financing similar to how it has been done in the past. Petty noted that he had received inquiries from a couple of adjacent property owners who had concerns about runoff coming off the trail. Petty said they have tried to address the drainage concerns.

Watts asked about a potential east-west street. Petty said that Tract A has been set aside as a potential future street connection to the east.

Watts asked about Lots 14 and 15 and the need for a flag lot. Petty said the lot configuration was necessary due to the location of Everett Road. Petty said that portion of the plat is part of Abbott/Anderson's proposal, and not Grand Mere Development.

Kratochvil asked about the target market for the homes. Petty said they would fall within the price range of \$240,000 to \$400,000.

Ron Ewing (3608 Everett Place) said his questions related to drainage had been answered by Mr. Petty. Ewing said he is satisfied with the proposal to raise the trail so that drainage will be directed to the street. Ewing said he assumed the drainage easement will be shown on the plat.

Petty asked if Mr. Ewing was satisfied with the placement of a berm along Lots 14 and 15. Ewing responded affirmatively.

Joe Younger (3501 Gary Avenue) asked about the barrier on the west side of the

Hudson Trail. Petty said the intent is to start the berm as far north as possible, at Churchill Street. Petty said there will be a natural buffer between the berm and the Hudson Trail of about 25 feet.

Younger asked if there was any chance that he would have to pay towards a Benefit District as an adjacent property owner. Petty said there is no intent to ask for that.

Ham closed the Public Hearing.

Kratochvil moved that the Board approve the Preliminary Plat of Grand Mere Vanesta, and grant a variation of the maximum street grade based on the findings in the staff memorandum and conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition:

1. Proposed Lot 15, and future development on Lot 15, a flag lot, shall conform to the requirements of Section 10-104 (G) (1-5).

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

2. **A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE APARTMENT TOWER-RILEY COUNTY SENIOR'S SERVICE CENTER PLANNED UNIT DEVELOPMENT (PUD) GENERALLY LOCATED AT 300 N. 5TH STREET IN ORDER TO ADD TELECOMMUNICATIONS FACILITIES TO THE PUD AS A PERMITTED USE. (APPLICANT: VOICESTREAM KANSAS CITY, INC., T-MOBILE; OWNER: CITY OF MANHATTAN)**

Zilkie presented the Staff Report, recommending approval.

Ham opened the Public Hearing.

David Saab, Selective Site Consultants, offered to answer any questions.

Watts asked about future long range plans for cell tower needs. Saab said the development of new sites is driven by customer demand and new services offered, and is something they look at annually. Saab said the number of T-Mobile customers is increasing.

Watts asked about co-location. Saab said it is T-Mobile's policy to co-locate.

Watts moved that the Board recommend approval of the proposed Amendment of the Apartment Tower-Riley County Senior Service Center Planned Unit Development, and Ordinance No. 5053, based on the findings in the Staff Report, with the following conditions:

1. Permitted uses shall include Telecom Facilities, as defined in Article XII of the Manhattan Zoning Regulations, provided such facilities conform to the "Stealth Design Principles" in Section 12-114 of the Manhattan Zoning Regulations that are applicable to facilities installed on, or inside of buildings.
2. Permitted uses shall not include towers, monopoles or stealth monopoles, as defined in Article XII of the Manhattan Zoning Regulations.
3. All Telecom Facilities shall conform to all other applicable provisions of Article XII of the Manhattan Zoning Regulations, including obtaining an Administrative Permit and any other applicable City or other required permits.

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

3. REPORTS AND COMMENTS BY BOARD MEMBERS

Respectfully submitted,

Cam Moeller, Planner II