

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, July 18, 2005
7:00 p.m.

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

MEMBERS ABSENT: Mike Toy

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Jeremy Frazell, Planner; Karen Davis, Director of Community Development; Jeff Hancock, Director of Public Works/Utilities; Terry DeWeese, Director of Parks and Recreation; Jerry Snyder, Director of Fire Services.

I. CONSENT AGENDA

1. **APPROVE THE FINAL PLAT OF THE BROOKFIELD ADDITION, UNIT SEVEN, GENERALLY LOCATED EAST OF THE EASTERN DEAD-END OF WALTERS DRIVE. (APPLICANT/OWNER: SSF DEVELOPMENT, LLC)**

Reynard moved and Pepperd seconded a motion approve the Consent Agenda, which passed on a vote of 6-0.

II. GENERAL AGENDA

1. **REVIEW THE PROPOSED 2006–2011 CAPITAL IMPROVEMENTS PROGRAM (CIP) FOR CONFORMANCE WITH THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN AND REVIEW THE URBAN SERVICE AREA BOUNDARY.**

Cattell gave an overview of the agenda item and the action needed by the Board. City Administration recommended that the Planning Board find that the draft 2006 – 2011 Capital Improvements Program is in general conformance with the Comprehensive Plan. The Department Heads provided a brief overview of the proposed items for each department, which will be considered by the City Commission.

Board members had general questions relating to: funding, acquisition and maintenance of green space for parks and recreational purposes; the use of Community Development Block Grant funds for the City's housing rehabilitation program; the difference between the Linear Trail and the Bicycle Master Plan; road improvements to accommodate both the existing traffic needs and those expected to be generated by the expansion at Fort Riley; the possibility of four-laning Marlatt

Avenue with a connection to Anderson Avenue; how the sidewalk fund is utilized; water and waste water treatment facility capacities to meet the future growth needs on the west side of the community; the security of utility facilities; and, staffing needs for effective code enforcement.

Following the discussion, Kratochvil moved that the Manhattan Urban Area Planning Board find that the proposed 2006-2011 Capital Improvements Program is in general conformance with the Comprehensive Plan. The motion was seconded by Pepperd. Reynard offered a friendly amendment to the motion to add that the Board is concerned that road and traffic improvements need to remain a high priority to meet the future growth and development needs of the community. The amendment was accepted by Kratochvil and Pepperd, and the amended motion passed on a vote of 6-0.

2. **TABLE A REQUEST FOR ANNEXATION OF AN APPROXIMATE NINE AND SEVEN TENTHS (9.7) ACRE TRACT OF LAND GENERALLY LOCATED WEST OF ROSENCUTTER ROAD AND APPROXIMATELY ONE THOUSAND TWO HUNDRED (1,200) FEET EAST OF THE INTERSECTION OF SUMAC DRIVE AND KINGWOOD DRIVE (APPLICANTS/OWNERS: U.L.D., INC. AND JAN A. AND KRIS J. KISSINGER).**

TABLE THE PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE NINE AND SEVEN TENTHS (9.7) ACRE TRACT OF LAND GENERALLY LOCATED WEST OF ROSENCUTTER ROAD AND APPROXIMATELY ONE THOUSAND TWO HUNDRED (1,200) FEET EAST OF THE INTERSECTION OF SUMAC DRIVE AND KINGWOOD DRIVE. THE PROPOSED REZONING IS FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT. (APPLICANTS/OWNERS: U.L.D., INC. AND JAN A. AND KRIS J. KISSINGER)

TABLE A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF WOODLAND HILLS ADDITION, UNIT SIX, AN APPROXIMATE AN APPROXIMATE THIRTY THREE (33) ACRE TRACT OF LAND GENERALLY LOCATED WEST OF ROSENCUTTER ROAD, AND EAST OF THE INTERSECTION OF KINGWOOD DRIVE AND SUMAC DRIVE. THE SUBDIVISION IS PROPOSED TO CREATE FORTY FOUR (44) SINGLE-FAMILY RESIDENTIAL LOTS AND TWENTY (20) SINGLE-FAMILY ATTACHED RESIDENTIAL LOTS. (APPLICANTS/OWNERS: U.L.D., INC. AND JAN A. AND KRIS J. KISSINGER)

Pepperd made a motion to table the three (3) Public Hearings associated with Woodland Hills, Unit Six, and the proposed annexation of a 9.7-acre tract of land, to the Monday, August 1, 2005, Manhattan Urban Area Planning Board, based on the request of the applicants. The motion was seconded by Reynard and passed on a vote of 5-0-1 with Hill abstaining.

3. **ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON.**

Reynard nominated Pepperd for Chairperson, which was seconded by Kratochvil. Pepperd was elected Chairperson, on a vote of 6-0.

Pepperd nominated Ham as Vice-Chairperson, which was seconded by Kratochvil. Ham was elected Vice-Chairperson, on a vote of 6-0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

The meeting was adjourned.

Respectfully submitted,

Ockert Fourie, Senior Planner

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