

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Thursday, September 8, 2005
7:00 p.m.

MEMBERS PRESENT: George Ham, Acting Chair; Jerry Reynard; Mike Hill; Mike Kratochvil; Mike Toy; and Harry Watts

MEMBERS ABSENT: Loren Pepperd

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Jeremy Frazzell, Planner; and, Rob Ott, City Engineer.

OPEN PUBLIC COMMENTS

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

CONSENT AGENDA

APPROVE THE MINUTES OF THE AUGUST 15, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF GRAND VISTA, UNIT ONE, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND GRAND RIDGE COURT. (APPLICANT: LARRY THIERER / OWNER: GRAND MERE HEIGHTS, L.P.)

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

GENERAL AGENDA

A REQUEST TO CONSIDER THE ANNEXATION OF THE PROPOSED STONEHAVEN ADDITION, AN APPROXIMATE ONE HUNDRED AND FIVE (105) ACRE TRACT OF LAND, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND WEST OF FT. RILEY BOULEVARD. THE ANNEXATION SITE INCLUDES THE MILLER RANCH WATER TOWER. (APPLICANTS: SSF DEVELOPMENT LLC AND BAYER CONSTRUCTION INC. / OWNERS: SSF DEVELOPMENT LLC AND BAYER CONSTRUCTION INC., AND CITY OF MANHATTAN) (NOTE: THIS ITEM WAS TABLED AT THE AUGUST 1, 2005, AND THE AUGUST 15, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.)

A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE FOUR AND FOUR TENTHS (4.4) ACRE TRACT OF LAND IN THE PROPOSED

STONEHAVEN ADDITION, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT, AND AO, AIRPORT OVERLAY DISTRICT, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER, AND WEST OF FT. RILEY BOULEVARD. (APPLICANTS AND OWNERS: SSF DEVELOPMENT LLC AND BAYER)

A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE ONE HUNDRED AND ONE (101) ACRE TRACT OF LAND IN THE PROPOSED STONEHAVEN ADDITION, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, AND AO, AIRPORT OVERLAY DISTRICT, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND WEST OF FT. RILEY BOULEVARD. THE REZONING SITE INCLUDES THE MILLER RANCH WATER TOWER. (APPLICANTS: SSF DEVELOPMENT LLC AND BAYER CONSTRUCTION INC. / OWNERS: SSF DEVELOPMENT LLC AND BAYER CONSTRUCTION INC., AND CITY OF MANHATTAN) (NOTE: THIS ITEM WAS TABLED AT THE AUGUST 1, 2005, AND THE AUGUST 15, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.)

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED STONEHAVEN ADDITION, AN APPROXIMATE ONE HUNDRED AND FOUR (104) ACRE TRACT OF LAND, GENERALLY LOCATED SOUTH OF MILLER PARKWAY AND THE MILLER RANCH WATER TOWER, AND WEST OF FT. RILEY BOULEVARD. THE SUBDIVISION IS PROPOSED TO CONSIST OF ONE HUNDRED AND ONE (101) SINGLE-FAMILY LOTS AND ONE (1) TWO-FAMILY RESIDENTIAL LOT. (APPLICANTS AND OWNERS: SSF DEVELOPMENT LLC AND BAYER CONSTRUCTION INC.) (NOTE: THIS ITEM WAS TABLED AT THE AUGUST 1, 2005, AND THE AUGUST 15, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.)

Toy moved the item to be removed from the Table and a Public Hearing be Conducted. Reynard seconded the motion, which passed on a vote 6-0.

Following the presentation of the staff reports by Zilkie, the Chair opened the public hearing to consider these items concurrently.

Roger Schultz, agent for the applicant, and *Neil Horton* were asked to provide an update on the results of the wetland evaluation on the site. Horton informed the Board that the consultant that is evaluating the wetland has concluded that it does not meet the criteria for a wetland. The consultant's report on the status of the wetland still has to be finalized and reviewed by the US Corp of Engineers.

On a question from Hill on preserving the drainage ways on the site as required by the Comprehensive Plan, Norton indicated that these features could be incorporated into the proposed lots and each property owner can then determine how the drainage ways could be maintained. Schultz said they could look at the possible reconfiguration of some of the lots to accommodate the drainage way.

Watts inquired into the possibility of providing an additional access point to the property

to the East. Horton said that another access point would require vacating a lot to make provision for a road that would have to cross the dam wall on the adjoining property. The property to the east of the proposed development does have direct access to Miller Parkway.

Lois Smail, 3118 Amherst Avenue, asked for clarification on the location of the Wetlands along Miller Parkway, and also wanted to know which route the construction traffic would use to gain access to the proposed development. Schultz indicated that Miller Parkway was the most direct route, and the one that construction traffic would most likely use.

The Chair closed the Public Hearings and turned to the Board for further discussion and possible motions:

Annexation

Hill moved the Manhattan Urban Area Planning Board recommend approval of the annexation the Stonehaven Addition, based on conformance with the Future Land Use Map of the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program (CIP).

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

Rezoning G-1 to R-2/AO

Hill moved the Manhattan Urban Area Planning Board recommend approval of the rezoning of an approximate 4.4-acre tract of land in the proposed Stonehaven Addition, from County G-1, General Agricultural District, to R-2, Single-Family Residential District, and AO, Airport Overlay District, based on the findings in the Staff Report.

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

Rezoning G-1 to R/AO

Toy moved the Manhattan Urban Area Planning Board recommend approval of the rezoning of an approximate 101-acre tract of land, which includes the proposed Stonehaven Addition and the Miller Ranch Water Tower, from County G-1, General Agricultural District, to R, Single-Family Residential District, and AO, Airport Overlay District, based on the findings in the Staff Report.

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

Preliminary Plat

Kratochvil moved, with an amendment to the second condition as recommended by City Administration, to approve the Preliminary Plat of Stonehaven Addition, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the following conditions:

1. The applicant shall submit a wetlands report to the Corps of Engineers for a determination regarding the potential wetlands in the Stonehaven Addition.
2. The Preliminary Plat shall be redesigned to incorporate the preserved open space into the lots as required by the Comprehensive Plan.
3. KPL Gas and Electrical Transmission utility releases shall be submitted with the Final Plat of Unit One.

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

A PUBLIC HEARING TO CONSIDER THE CONCURRENT (PRELIMINARY AND FINAL) PLAT OF THE FAITH ADDITION, UNIT TWO, GENERALLY LOCATED SOUTH OF SARBER LANE AND NORTH OF THE FRONTAGE ROAD AND EAST POYNTZ AVENUE. THE SITE CONSISTS OF FAITH FURNITURE AT 302 E. POYNTZ AVENUE AND A VACANT TRACT OF LAND BETWEEN THE DILLONS GROCERY STORE PARKING LOT AND THE SIRLOIN STOCKADE PARKING LOT. (APPLICANT: SLOAN & MEIER SURVEYORS P.A. INC., SIEGMUND H. MEIER AS AGENT FOR RANDALL FAITH / OWNER: FAITH FURNITURE, A KANSAS GENERAL PARTNERSHIP).

Kratochvil stepped down due to a conflict on interest.

Frazzell presented the staff report and recommended approval with one condition.

Ham opened the public hearing.

Siegmund Meier, agent for the applicant, and Travis Faith, indicated they represented the applicant. Faith said a new furniture store will be constructed on the vacant tract, proposed Lot 1.

No one else spoke and Ham closed the public hearing.

The Board had no comments.

Watts moved that the Manhattan Urban Area Planning Board approve the Preliminary and Final Plat of the Faith Addition, Unit Two, and grant a variation of Section 10-1001(D) regarding a sidewalk along Sarber Lane, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the following condition:

1. If a drainage swale option is chosen to drain the “off-site area” indicated on the plat, the applicant shall construct the swale with concrete as recommended by the City Engineer.

Reynard seconded the motion, which passed 5-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell provided the members of the Planning Board with copies of the final report of the Flint Hills Joint Land Use Study that will be the subject of a joint Work Session with the City Commission on September 27, 2005, at 5 p.m. at City Hall.

Respectfully submitted,

Ockert Fourie, Senior Planner