

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, October 3, 2005**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Mike Hill.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Jeremy Frazzell, Planner; Bob Isaac, Planner Riley County; and, Dianne Stoddard, Deputy City Manager.

**OPEN PUBLIC COMMENTS**

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

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE SEPTEMBER 8, 2005, AND SEPTEMBER 19, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF THE WOODLAND HILLS ADDITION, UNIT SIX, GENERALLY LOCATED WEST OF ROSENCUTTER ROAD AND EAST OF THE INTERSECTION OF KINGWOOD DRIVE AND SUMAC DRIVE**
3. **APPROVE THE FINAL PLAT OF THE COLBERT HILLS ADDITION, UNIT THREE, GENERALLY LOCATED NORTH OF THE INTERSECTION OF GRAND MERE PARKWAY AND KIMBALL AVENUE.**

Ham 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 A MUNICIPAL FACILITY TO BE GENERALLY LOCATED AT 721 LEVEE DRIVE, IN THE I-2, INDUSTRIAL PARK DISTRICT, FOR THE KANSAS NATIONAL GUARD. (APPLICANT: CITY OF MANHATTAN AS PURCHASER OF CONTRACT; FUTURE TENANT: KANSAS NATIONAL GUARD / OWNERS: 1<sup>ST</sup> GLENDALE ASSOCIATES, LLC, AND POYNTZ AVENUE PROPERTIES)**

Zilkie presented the staff report and indicated that City Administration recommended approval with the four (4) conditions noted in the report.

Pepperd opened the public hearing to consider this item.

Colonel Eric Peck, Chief of Staff Kansas National Guard, gave a brief overview of the proposed National Guard's use of the facility. He indicated the Guard is a community based organization, that in addition to its typical training functions, also provides lease space for other state and local services such as emergency management, veteran's affairs and drivers license centers, as well as community organizations.

Pepperd asked whether the National Guard will have to transport heavy military equipment to the site using City streets resulting in possible damage to road surfaces. Col. Peck said that heavy equipment transported to the site will use the rail facilities if the weight exceeds the bearing capacity of the roads.

There were no other public comments. Pepperd closed the public hearing and turned to the Board for a possible motion.

Watts moved the Manhattan Urban Area Planning Board find that the public interests to be served by the proposed Municipal Facility, outweigh the impacts upon the legitimate community interests and recommends approval of a proposed National Guard Armory and Support Facility, generally located at 721 Levee Drive (Lot 4 and Lot 6, Manhattan Industrial Park, Unit One), based on the findings in the Staff Report, with the following four (4) conditions of approval:

1. The proposed use shall be for a National Guard Armory and Support Facility to include Kansas National Guard recruiting, operations, training, logistics, and administrative functions; military vehicle and equipment storage; vehicle washing, maintenance, and repair; fuel storage and dispensing; equipment disassembly, reconditioning, and assembly; manufacturing and warehousing; research and testing; emergency management operations and training; state agency administrative activities and programs; and community support activities; storage of weapons with occasional limited storage of ammunition; other activity or use that is authorized by federal or state law relating to the Kansas Adjutant General's Department and Kansas National Guard; and, these facilities may be rented or sub-leased to federal, state, and local government agencies or to private persons and civic groups in accordance with the Kansas Adjutant General's Department and Kansas National Guard rental and leasing policies.
2. Except for existing sight obscuring screening in the south and west portions of the perimeter fence, no additional sight obscuring screening shall be required.
3. Future buildings or additions for training or storage shall be permitted, subject to the Bulk Regulations of the I-2, Industrial Park District.
4. Landscaping shall be maintained in good condition.

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

2. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN UNPLATTED TRACT OF LAND, GENERALLY LOCATED 1200 FEET SOUTH OF GEHRT ROAD, ON THE WEST SIDE OF PILLSBURY DRIVE (K-177); SECTION 29, TOWNSHIP 10 SOUTH, RANGE 8 EAST; MANHATTAN TOWNSHIP, FROM ZONE "G-1" (GENERAL AGRICULTURAL) TO ZONE**

**“R-PUD” (RESIDENTIAL PLANNED UNIT DEVELOPMENT. (APPLICANT: STEVEN & TERESA SANBORN)**

**3. A PUBLIC HEARING TO CONSIDER THE PLATTING OF AN UNPLATTED TRACT OF LAND INTO ONE (1) LOT, GENERALLY LOCATED 1200 FEET SOUTH OF GEHRT ROAD, ON THE WEST SIDE OF PILLSBURY DRIVE (K-177); SECTION 29, TOWNSHIP 10 SOUTH, RANGE 8 EAST; MANHATTAN TOWNSHIP. (APPLICANT: STEVEN & TERESA SANBORN)**

Isaac presented the staff report and recommended approval of the rezoning of the subject property from “G-1” (General Agricultural) to “R-PUD” (Residential Planned Unit Development), and to approve the request to plat the subject property into one (1) lot.

Pepperd opened the public hearing.

*Teresa Sanborn*, the applicant, provided an overview of the proposal and indicated that the time frame for constructing the house on the lot is 5 to 7 years and not 10 years as stated in the staff report.

*John C Currie*, 18 Gehrt Road, representing the Perry South Addition homeowners, expressed concerns over the use of the property for commercial use; potential increase in traffic on the neighborhood streets; storm water run off from the site; and potential environmental impacts due to oil and antifreeze spills. Similar concerns were expressed by *Enrique Garibay*, 3101 Pillsbury and *Brad Kvasnicka*. Garibay was not in favor of erecting a manufactured home on the site.

Toy was not in favor of the rezoning and was of the opinion that the proposed primary residence should first be built before allowing the construction of the workshop.

Pepperd closed the public hearing. Kratochvil moved the Manhattan Urban Area Planning Board recommend approval of the rezoning of the subject property from “G-1” (General Agricultural) to “R-PUD” (Residential Planned Unit Development). Reynard seconded the motion, which passed 5-1 with Toy opposing the proposed rezoning.

Watts moved the Manhattan Urban Area Planning Board recommend approval of the request to plat the subject property into one (1) lot. The motion was seconded by Reynard and passed on a vote of 6-0.

**4. REPORTS AND COMMENTS BY BOARD MEMBERS**

Cattell said he received ideas from several Planning Board members regarding planning and growth issues that board members were interested in discussing. He indicated that most of the identified issues could probably be discussed and clarified through the upcoming Planning Board Training Academy work session discussions

with representatives from different City departments. He said he would talk with the Manager's Office to see if any issues necessitated a joint meeting with the City Commission.

Respectfully submitted,

Ockert Fourie, Senior Planner