

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 5, 2015
7:00 p.m.

MEMBERS PRESENT: John Ball, Chairperson; Ron Hageman, Vice-Chairperson; Phil Anderson; Gary Stith; and Jerry Reynard.

MEMBERS ABSENT: Neil Parikh and Katie Stunkel.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; Lance Evans, Senior Planner; Chase Johnson, Planner; and Bob Isaac, Riley County Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 21, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

RESOLUTION OF SUPPORT FOR THE NATIONAL DISASTER RESILIENCY COMPETITION GRANT APPLICATION FOR THE WILDCAT CREEK WATERSHED RESILIENCY PROJECT.

Stith indicated that he is the Director of the Flint Hills Regional Council that will help administer the grant if funded; however he would not receive any direct personal benefit from the grant.

Stith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 4-0.

GENERAL AGENDA

TABLE THE PUBLIC HEARING TO CONSIDER REZONING THE PROPOSED GENESIS HEALTH CLUB PLANNED UNIT DEVELOPMENT (PUD), GENERALLY LOCATED 350 FEET WEST OF THE INTERSECTION OF SETH CHILD ROAD (K-113) AND ALLISON AVENUE, ON THE NORTH SIDE OF ALLISON AVENUE, FROM PUD, FLINT HILLS HOSPITALITY COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO PUD, GENESIS HEALTH CLUB PLANNED UNIT DEVELOPMENT. (APPLICANT/OWNERS: SCHWAB-EATON, P.A. – LEON BROWN ON BEHALF OF THE OWNER, GENESIS HEALTH CLUBS – RODNEY STEVEN)

Stith moved that the Planning Board table the public hearing to the November 2, 2015 Planning Board meeting date.

Reynard seconded the motion, which passed on a vote of 4-0.

A PUBLIC HEARING TO CONSIDER THE REPLAT ALL OF LOTS 2 AND 3 IN SUGARBUSH SUBDIVISION, UNIT TWO, INTO TWO (2) RESIDENTIAL LOTS, GENERALLY LOCATED APPROXIMATELY ¼ MILE SOUTH OF FRONTAGE ROAD, ON THE WEST SIDE OF SUGARBUSH LANE. (CLARK)

Bob Isaac presented the Staff Report with the recommendation of approval for the replatting of Lots 2 and 3 in Sugarbush Subdivision, Unit Two. The property owner wishes to realign the common boundary line between the properties. Vacating a portion of an existing utility easement that runs along the common boundary line as a simple boundary line adjustment was insufficient. Thus the applicant is proposing to replat the two lots to reconfigure the property line and utility easement and vacate the portion of the utility easement that is no longer needed.

Ball opened the public hearing. No one spoke. Ball closed the public hearing.

Stith moved that the Board approve the request to replat the subject property as it meets the requirements of the Manhattan Urban Area Subdivision Regulations. Reynard seconded the motion, which passed on a vote of 5-0.

Isaac concluded that the item will go to the Board of County Commission on October 15.

CONSIDER ANNEXATION OF THE PROPOSED LANSDOWNE ADDITION, UNIT 3, AN APPROXIMATE 3.23 ACRE TRACT OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF WEST ANDERSON AVENUE AND CHRISTY DRIVE. (APPLICANT/OWNERS: BK INVESTMENTS, LLC – TOM ABBOTT)

A PUBLIC HEARING TO REZONE THE PROPOSED LANSDOWNE ADDITION, UNIT 3, AN APPROXIMATE 3.23 ACRE TRACT OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF WEST ANDERSON AVENUE AND CHRISTY DRIVE, FROM COUNTY AG, AGRICULTURE DISTRICT AND COUNTY SF-1, SINGLE-FAMILY DISTRICT TO R-2, TWO-FAMILY RESIDENTIAL DISTRICT AND R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT (APPLICANT/OWNERS: BK INVESTMENTS, LLC – TOM ABBOTT)

A PUBLIC HEARING TO CONSIDER A PRELIMINARY PLAT OF THE PROPOSED LANSDOWNE ADDITION, UNIT 3, AN APPROXIMATE 3.23 ACRE TRACT OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF WEST ANDERSON AVENUE AND CHRISTY DRIVE. THE SUBDIVISION IS PROPOSED TO CONSIST OF ONE (1) TWO-FAMILY RESIDENTIAL LOT AND SIX (6) SINGLE-FAMILY DETACHED

RESIDENTIAL LOTS. (APPLICANT/OWNERS: BK INVESTMENTS, LLC – TOM ABBOTT)

Johnson presented the staff reports and recommended approval of the annexation, with one condition of approval; the two rezonings; and the Preliminary Plat of Lansdowne Addition Unit 3 with one condition of approval.

Anderson asked how the City will know when the lateral field for the existing house fails. Johnson said will be within the agreement, filed with the deed for Lot 1 in the proposed subdivision.

Hageman asked why the existing house was not being connected to the new utilities now.

Johnson indicated that the Public Works Department was comfortable with keeping the existing system until it failed, but would prefer connection to the new system.

Reynard asked about the additional storm water runoff associated with the subdivision and the site's proximity to Wildcat Creek.

Johnson explained that the proposed detention basin slows the rate of runoff which reduces the intensity of the impact of rainfall.

Bunger said this is a mechanism to control the rate of flow from the site, keeping it consistent with pre construction flows, so that the impact on Wildcat Creek remained unchanged.

Ball opened the public hearing.

Tom Abbott, applicant, clarified that the septic tank and wells will be eliminated once the new sewer and water infrastructure is constructed.

Donna Wilkins, 4538 Anderson, said she owns the adjacent house to the east of the other existing house. She said there are a large number of vacant homes in the townhome development to the east of Christy Drive and the roads have fallen into disrepair. She was concerned the same could happen behind her property in the proposed development. She said she does not want her property to be annexed into the city and would prefer to stay within the county.

Bunger clarified that the annexation request is just for Abbott's land and does not apply to her land. Bunger indicated the streets in the Four Winds development are private roads within the PUD and are the responsibility of the Home Owner's Association. The roads associated with the proposed Lansdowne Addition will be public right away maintained by the City.

Ball closed the public hearing with no one else speaking.

Hageman asked Abbott why the condition of approval for the annexation is necessary if they plan to remove the septic tank and wells before the systems fail and suggested it become a requirement that it is done during construction.

Abbott indicated he did not have a problem if the Board modified the condition of annexation to reflect that.

Stith made a motion that the Manhattan Urban Area Planning Board recommend approval of the annexation of Lansdowne Addition Unit Three, based on the conformance with the Comprehensive Plan for the Manhattan Urban Area, the Growth Vision and the Capital Improvements Program, subject to the condition that the existing house on Lot 1 shall be required to connect to City water and sewer systems once they are constructed.

Reynard seconded the motion, which passed on a vote of 5-0.

Stith made a motion that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of Lansdowne Addition, Unit Three from County AG, General Agriculture and County SF-1, Single-Family District to R-1, Single-Family Residential District and R-2 Two Family Residential District, based on the findings in the Staff Reports.

Reynard seconded the motion, which passed on a vote of 5-0.

Stith made a motion that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Lansdowne Addition, Unit Three, based on conformance with the Manhattan Urban Area Subdivision Regulations, with one condition of approval, that the stormwater quality post construction BMP analysis shall be submitted and approved with the Final Plat.

Reynard seconded the motion, which passed on a vote of 5-0.

A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY PLAT AND FINAL PLAT) OF THE FILBY ADDITION, GENERALLY LOCATED AT 2201 BROWNING AVENUE, WHICH CURRENTLY FRONTS ON BROWNING AVENUE AND LAWRENCE ROAD. (APPLICANT/OWNER: THE CARSON COMPANY – ANDREW CARSON, PRESIDENT)

Bunger presented the staff report with a recommendation of approval.

Anderson observed that the residential area has very few existing sidewalks and asked if a sidewalk would be required.

Bunger said the area was developed at a time when sidewalks were not required.

Anderson asked if there was a sidewalk being placed in a right-of-way.

Bunger clarified that there is a pedestrian travel easement that was platted on the lots to the north that will connect between Browning Avenue and Lawrence Street. He did not know how or when that sidewalk would get built, but the easement is in place for it.

Stith noted that there is a sidewalk along Browning Avenue.

Hageman asked if sewer and water access were available for both proposed lots.

Bunger said they were and that the necessary easements were being provided.

Ball opened and closed the public hearing with no one speaking.

Stith made a motion to approve a Variation of Article X, Section 10-1001, (D) Sidewalks; and, approve the Preliminary Plat and Final Plat of the Filby Addition, City of Manhattan, Riley County, Kansas, based on conformance with the Manhattan Urban Area Subdivision Regulations.

Reynard seconded the motion, which passed on a vote of 5-0.

WORK SESSION

UPDATE AND DISCUSSION ON THE FLINT HILLS TRANSPORTATION PLAN FROM STEPHANIE WATTS, AICP, TRANSPORTATION PLANNER, FLINT HILL METROPOLITAN PLANNING ORGANIZATION.

Watts presented the Long Range Transportation Plan for the MPO planning area including Junction City, portions of Geary County, Manhattan and some unincorporated areas of Riley. The multi-modal plan identifies goals and priorities for the next 25 years. As a federal requirement for areas with populations exceeding 50,000 the plan should be adopted by March of 2016.

The Travel Demand Model (TDM) was utilized to identify the best projects for the long term to reach the goals identified in the Flint Hills Transportation Plan for the year 2040. Through future land use classifications identified by the Manhattan Urban Area Comprehensive Plan, the MPO identified several areas of future concern including road networks along Highway 24, Scenic Drive, and K-113 on Seth Child Road.

Watts explained the major conclusions from the TDM including: making Kimball Avenue a 5 lane road; focus on improvements in the north campus area around Marlatt and Kimball; not closing access on Claflin Road through campus; US 24 improvements would require road maintenance and the possible new roadway extension along Marlatt and Junieta Road. A potential corridor study with KDOT along Seth Child Road would evaluate the traffic patterns to find solutions that could reduce some of the existing traffic congestion problems.

There were two top projects identified that were limited by funding options which included the Kimball Ave/Scenic Drive corridor and the K-113 Corridor Study.

She said the next steps for the Long Range Transportation Plan before adoption are a draft document review occurring this fall with a 30 day comment period extending through January, and in February the plan will go to the Policy Board for adoption.

Stith mentioned that the plan does include areas outside of Manhattan including Junction City.

Watts said that is correct and no projects have been identified for Junction City until their finances are secured. The Long Range Plan does not currently include any projects for Junction City or Geary County, due to financial constraints.

Reynard asked why the model stopped at Flush Road and did not extend to Wamego.

Watts explained that while the planning area officially stops at Lake Elbo Road, through conversations with KDOT, Flush Road was identified as a potential extension for the Marlatt and Junietta extension with improvements being tied to the intersection there. In addition, she explained that the MPO planning area does not include Wamego and when the MPO was originally established, Pottawatomie County decided that stopping at Lake Elbo Road was the best decision. She did note Wamego could be included in the future.

Watts mentioned the MPO recently received funding from KDOT to look at travel behavior which would give a better idea of which roadways were most utilized, travel time, and origin/destination patterns. This study will provide more answers for potential project solutions.

Anderson asked Watts about the solvency of KDOT to fund the identified road projects.

Watts said she believed that many of the road maintenance projects would be secure as well as many of the smaller study projects.

Ball commented that he found the information very useful, especially in the Marlatt area.

Ball closed the work session.

REPORTS AND COMMENTS BY BOARD MEMBERS

Bunger said staff is still working on the NDRC application with a draft to be completed on Thursday, October 8th for public review until October 22nd. A public meeting will be held in the City Commission Room on October 15th to discuss the grant application before the final application is submitted before the October 27th.

Anderson noted that the Kansas bridge pier project was under construction.

Ball adjourned the meeting.

Respectfully submitted,
Amelia Lewis, Planning Intern