

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Monday, October 17, 2005
7:00 p.m.

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

MEMBERS ABSENT: Mike Toy

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

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE OCTOBER 3, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF THE WILLIAMSBURG ADDITION, UNIT NINE, WHICH IS GENERALLY LOCATED NORTH OF THE INTERSECTION OF WILLIAMSBURG COURT AND WILLIAMSBURG DRIVE.**
3. **APPROVE THE FINAL PLAT OF THE TOWNHOMES AT MILLER RANCH, UNIT THREE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, WHICH IS GENERALLY LOCATED NORTH OF THE INTERSECTION OF MILLER PARKWAY AND BRIANNA COURT.**

Ham indicated he was stepping down on Consent Agenda Item Number 3, due to a conflict of interest.

Hill moved that the Board approve Consent Agenda. Items 1 and 2. Reynard seconded the motion, which passed on a vote of 6-0.

Hill moved that the Board approve Consent Agenda. Item 3. Watts seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA - WORKSESSION

1. **MANHATTAN URBAN AREA PLANNING BOARD TRAINING ACADEMY WORK SESSION: THE COMMUNITY DEVELOPMENT DEPARTMENT WILL PROVIDE AND OVERVIEW OF, AND DISCUSS THE RELATIONSHIPS BETWEEN, THE COMPREHENSIVE PLAN, IMPLEMENTATION DOCUMENTS AND THE DEVELOPMENT REVIEW PROCESS.**

Cattell explained that the Community Development Department has established a Planning Board Training Academy in an effort to help familiarize the Board with the planning activities undertaken by some of the departments within the City organization and other local agencies. This will not only broaden the Planning Board's general understanding of the community, but also assist the Board in carrying out its planning functions and with review of development proposals, the annual review of the Comprehensive Plan and draft Capital Improvements Program (CIP) documents. Several departments will be providing overviews, at future work sessions, of the planning documents and activities that the particular department utilizes for monitoring service level needs; planning new facility locations; and developing CIP projects, equipment proposals and budgets, to address community growth needs and to coordinate with other departments and agencies. The training sessions will also update the Board on current and upcoming projects and facilities that the department is undertaking, and provide an opportunity for questions and answers.

Fourie provided an overview of the Manhattan Urban Area Comprehensive Plan and its intent, application and relationship to associated implementation documents, such as the Zoning and Subdivision Regulations, Stormwater Management Master Plan and Capital Improvements Program. Additional discussion covered the differences between legislative planning policy development and other actions of the Board including annexation, rezoning and platting.

General discussion followed with Cattell, Fourie and other staff answering questions from the Board, including future growth areas, the K-177 Gateway area, development activity in the Traditional Neighborhoods and housing issues.

Respectfully submitted,

Eric Cattell, Assistant Director for Planning