

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
Thursday, November 21, 2005
7:00 p.m.

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

MEMBERS ABSENT: George Ham.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Ockert Fourie, Senior Planner; Steve Zilkie, Senior Planner; Jeremy Frazzell, Planner; Cam Moeller, Planner; Jason Hilgers, Assistant City Manager; Monty Wedel, Riley County Planning Director.

CONSENT AGENDA

1. APPROVE THE MINUTES OF THE NOVEMBER 7, 2005, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Toy moved to approve the minutes. Watts seconded the motion, which passed on a vote of 6-0.

2. APPROVE THE FINAL PLAT OF THE WOODLAND HILLS ADDITION, UNIT SEVEN, GENERALLY LOCATED NORTH OF THE INTERSECTION OF BENTWOOD DRIVE AND BRIERWOOD DRIVE. (APPLICANT: RON HAGEMAN/HAGEMAN CONSTRUCTION / OWNERS: BARTON D. THOMAS AND CINDY S. THOMAS; J. GARTH THOMPSON AND BARBARA C. THOMPSON; AND, RONALD HAGEMAN AND DONNA HAGEMAN)

Toy moved to approve the Final Plat. Kratochvil seconded the motion, which passed on a vote of 5-0 (Hill abstained).

GENERAL AGENDA

1. REVIEW THE DOWNTOWN REDEVELOPMENT PLAN, FOR THE INITIAL NORTHERN PROJECT AREA IN THE TAX INCREMENT FINANCING DISTRICT, FOR CONFORMANCE WITH THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN.

Cattell presented the Staff Memorandum.

Hill said he wanted the public to understand that the Board is not debating the entire downtown redevelopment project, but will simply be looking at whether the Downtown Redevelopment Plan is in general conformance with the City's Comprehensive Plan.

Hilgers said that future PUD's will come before the Board and those meetings will be opportunities to look at the finer details.

Watts asked whether the Board will review the southern project area for conformance with the Comprehensive Plan. Hilgers said that the Board will review something similar for the southern end at a later date.

Rick Kiolbasa, Dial Realty, said they have been involved with the process for three years and are looking forward to moving ahead.

Pepperd opened and closed the floor for public comments, with no one speaking.

Watts moved that the Board find the Downtown Redevelopment Plan in general conformance with the Manhattan Urban Area Comprehensive Plan.

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

2. **PUBLIC INPUT MEETING FOR THE ANNUAL REVIEW OF THE MANHATTAN URBAN AREA COMPREHENSIVE PLAN TO RECEIVE COMMENTS TO DETERMINE IF THERE ARE ANY SIGNIFICANT ISSUES THAT MIGHT NEED FURTHER STUDY OR OTHER ACTION.**

Fourie introduced the item. Fourie said the purpose of tonight's meeting is to receive public input.

Pepperd opened the item for public comments.

Frank Tillman (1328 Sharingbrook Drive) said that while the city needs planned growth, he does not want the Comprehensive Plan to be used as "global zoning" that would limit growth. Tillman said he has no particular issue with the Plan but feels there should be better guidelines as to how different areas are classified in terms of land use. Tillman said that some property owners may not be aware of how their land is classified.

There being no other comments from the public, Pepperd asked for comments from the Board.

Pepperd suggested that the Planning Board's jurisdiction should be extended outward so that rural development, particularly 20-acre lots, does not hinder the City's future growth. Pepperd suggested that the Planning Board's jurisdiction should be the same

as the school district boundary for planning purposes. He also suggested using similar regulations within the entire jurisdiction.

Hill asked whether City Staff was reluctant to extend the Planning Board's jurisdiction farther out. Cattell said there have been ongoing discussions with Riley County about this issue starting back with adoption of the updated Comprehensive Plan in 2003. He said City and County Administrations will be bringing a specific recommendation to the Planning Board in the near future on where its jurisdiction should be expanded.

Pepperd said that in recent meetings he has attended involving the Manhattan Chamber of Commerce and Advantage Manhattan, this had been a topic of discussion.

3. MUAPB TRAINING ACADEMY: RILEY COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

Wedel provided an overview of Vision 2025, the update of the County's Comprehensive Plan and explained how the planning and development process works between the City and County.

Reynard asked about the County's regulations and if they are being revised to be more similar to the City's regulations. Wedel said they are in the process of updating the County Subdivision Regulations. He acknowledged that the 20-acre lots will not work anymore within the urban area as a way of saving farmland.

Wedel said they are in the visioning phase of the Riley County Comprehensive Plan update.

Pepperd said that Pottawatomie County has been aggressive in providing sewer and water for rural residential development, but this has not been the case in Riley County.

There being no further business, Pepperd closed the meeting.

Respectfully submitted,

Cam Moeller, Planner II