

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**Monday, November 16, 2015**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Neil Parikh.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Chase Johnson, Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE NOVEMBER 2, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Stith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

**GENERAL AGENDA**

**TABLE THE PUBLIC HEARING FOR PROPOSED PRELIMINARY PLAT OF THE MP ADDITION AND THE PROPOSED REZONING OF THE KANSAS STATE CREDIT UNION PUD TO THE DECEMBER 7, 2015, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Stith moved that the Board table the Public Hearing for the proposed Preliminary Plat of the MP Addition and the proposed rezoning of the Kansas State Credit Union PUD, to the December 7, 2015, Manhattan Urban Area Planning Board meeting . Reynard seconded the motion, which passed on a vote of 5-0.

**A PUBLIC HEARING TO AMEND ORDINANCE NO. 6388 AND THE APPROVED FINAL DEVELOPMENT PLAN OF STONECREEK PLANNED UNIT DEVELOPMENT, TO ALLOW FOR A PROPOSED PYLON SIGN AT THE ENTRYWAY TO THE PUD. THE SITE IS GENERALLY LOCATED TO THE SOUTHEAST OF THE INTERSECTION OF SCENIC DRIVE AND ANDERSON AVENUE. (APPLICANT/OWNER: TRAVIS WYMER-ADVANCED DENTAL ARTS ON BEHALF OF THE STONECREEK BUSINESS CENTER ASSOCIATION)**

Johnson presented the Staff Report and recommended approval.

Stith asked if the size of the sign was consistent with C-2 zoning.

Johnson said that it is within the 1:1 ratio of square footage to linear street frontage.

Stith asked if the location of the proposed sign would impact existing landscaping.

Johnson said it shouldn't interfere with the retaining wall. He mentioned that if an element of the landscaping was removed, it would have to be replaced according to PUD regulations.

Anderson asked about the existing sign in the presentation photo.

Johnson said it was a temporary sign for one of the businesses and is one of the reasons for the amendment, to be better able to identify businesses in the PUD.

Anderson asked if the proposed sign would list all the businesses in the PUD and Johnson said that it would.

Anderson asked about future plans for a possible entrance along Scenic Drive.

Johnson said that there are no future plans for that. Cattell said with the future roundabout at Kimball and Anderson, there would not be an entrance along Scenic.

Ball opened the public hearing.

No one spoke.

Ball closed the public hearing.

Stith moved that the Planning Board recommend approval of the proposed amendment of Ordinance No. 6388 and the approved Final Development Plan of the Stonecreek Planned Unit Development, based on the findings in the staff report, with the condition recommended by City Administration

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

### **REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF**

Cattell mentioned that the December 21, 2015 meeting is canceled, due to lack of a quorum.

Anderson asked Cattell if the new retaining wall on the east side of N. Manhattan Avenue outside of the agriculture facility and Flint Hills Place would have a protective railing. Cattell said he was unsure of the specifics, but Code requires retaining walls over a

certain height to have protective rails and he would look into the issue.

Hageman asked about landscaping plans required by PUDs, if the plants or trees were to die, what is the replacement policy. Cattell said the City's zoning inspectors typically check for substantial landscaping loss and then they work with the property owner to rectify the issue. Cattell mentioned that with a new PUD, regulations require a financial performance tool to cover the cost of proposed landscaping and irrigation, though it is rarely necessary to be used as developers typically follow their submitted landscaping plans.

Ball adjourned the meeting.

Respectfully submitted,

Amelia Lewis, Planning Intern