

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
February 1, 2016
7:00 p.m.

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

MEMBERS ABSENT: Phil Anderson; and Debbie Nuss.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Chad Bunger, Senior Planner; and Lance Evans, Senior Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JANUARY 21, 2016, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF LANSDOWNE ADDITION, UNIT THREE, GENERALLY LOCATED TO THE NORTHWEST OF THE INTERSECTION OF ANDERSON AVENUE AND CHRISTY DRIVE. (APPLICANT/OWNER BIK INVESTMENTS, LLC, TOM ABBOTT)

Stith moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 3-0-2, with Parikh and Reynard abstaining on the minutes, and on a vote of 5-0 on the Final Plat.

WORK SESSION

2017-2022 CAPITAL IMPROVEMENTS PROGRAM: PLANNING BOARD DISCUSSION OF SUGGESTIONS FOR THE 2017 - 2022 CAPITAL IMPROVEMENTS PROGRAM.

Cattell presented the item and described the projects that the Planning Board had recommended for inclusion in last year's 2016 - 2021 Capital Improvements Program (CIP), which included: the Annual Sidewalk Improvement Fund; the Annual Alley Rehabilitation Project; the Aggieville-Campus Edge Parking Garage; and the FTA 5307 Grant Match for Bus Stops. He explained that the City Commission has given the Public Works Department direction on an approach towards paving alleys in the Multi-Family Redevelopment Overlay District east of campus, through use of the public hearing benefit district process, and using the petition process for other neighborhoods.

The Board asked if the City would participate in alley benefit district costs in the redevelopment areas.

Cattell said he understood that it was going to be 100% on the adjoining property owners.

Stith noted that three bus stops were under design utilizing the FTA funds this year. He said the funds will continue to be available each year and that 10% must be used on pedestrian improvements.

Following discussion, the Board unanimously recommended that all four projects remain in the 2017 – 2022 CIP, with the Alley Paving staying, until Management has a final solution to the issue, and the Aggieville-Campus Edge Parking Garage being placed in 2017, due to the current need for more parking.

Cattell indicated that there were two projects in the CIP that the Community Development Department was recommending to be continued in the 2017 – 2022 CIP, including: an Update of the Zoning and Subdivision Regulations into a unified development code, which would be spread over 2016 and 2017; and the Flood Mitigation Grant Match, which was still important to keep, due to the National Disaster Resiliency Competition (NDRC) grant not being obtained by the state of Kansas.

He said there are other projects that the Community Development Department will be doing in-house over the next several years, including updating the Aggieville Plan and possibly doing a housing study, which would not be in the CIP.

He said an RFQ is being developed to solicit professional consultants for the update of the Zoning and Subdivision Regulations which will be starting sometime in late spring.

Stith said it was his understanding that the Flood Mitigation Grant match could be used for other areas and not just Wildcat Creek.

The Board supported keeping both the Update of the Zoning and Subdivision Regulations and the Flood Mitigation Grant Match in the CIP as well.

Ball asked if the Board had any new project suggestions. He suggested that the City consider creating a Land Acquisition Fund to be sensitive to, and take advantage of any opportunities to do land swaps, or to acquire land for future parking and/or building expansions around the City Hall site to address future needs.

Stith asked if the City budgets funds for emergencies or unforeseen opportunities.

Cattell said some departments such as Public Works/Utilities and Parks & Recreation might have some emergency funds, however he did not think there was the type of fund that Ball had suggested.

Reynard asked about future expansion needs to the west towards Keats.

Cattell explained the future growth areas on the Comprehensive Plan map and the Fort Riley Noise Impact Area, indicating that additional urban density residential noise sensitive development beyond what is already shown in the Comprehensive Plan for Grand Mere, Hartford Hill and the west Anderson Avenue growth area would not be encouraged, due to the need to protect Fort Riley from encroachment. However, extensive industrial and commercial development areas are identified in the Eureka Valley and around the Riley County Shops on US 24.

Stith asked if City Administration will be looking through the implementation matrix in Chapter 12 of the Comprehensive Plan to use as a guide for what kinds of projects the city should be considering.

Cattell indicated most of the projects that would come from that are more related to infrastructure expansions and Parks and Recreation needs, and not Community Development items. The other departments are generating their lists of projects which will come back to the Planning Board for review in July as part of the review of the draft CIP for conformance with the Comprehensive Plan.

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell outlined the upcoming Planning Board meeting schedule and upcoming items.

Stith asked if staff could develop a timeline outlining when various implementation projects associated with Comprehensive Plan might be carried out over the next several years.

Stith said the Flint Hills Regional Council (FHRC) received a \$294,000 grant from the Office of Economic Adjustment (OEA), to look at the economic impact of the reductions over the past few years at Fort Riley, as well as any future reductions and their impacts on the area. The study will develop recommendations on how to be more resilient. There might be the possibility to then go back to OEA to apply for funds to implement the recommendations.

The FHRC is also applying to update the Joint Land Use Study (JLUS) that was done in 2005, due to the changes in mission and the number of troops as well as the significant growth in the area. Fort Riley requested the update to look at how to regulate development from encroaching around the Fort and it will include all the surrounding jurisdictions in partnership with the Fort.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning