

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**March 21, 2016**  
**7:00 p.m.**

**MEMBERS PRESENT:** John Ball, Chairperson; Ron Hageman, Vice-Chairperson; Gary Stith; Jerry Reynard; and Debbie Nuss.

**MEMBERS ABSENT:** Phil Anderson; Neil Parikh.

**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 MARCH 7, 2016, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF THE HARTFORD, GENERALLY LOCATED GENERALLY LOCATED 1,300 FEET NORTH OF THE INTERSECTION OF COLBERT HILLS DRIVE AND GRAND MERE PARKWAY, ON THE WEST SIDE OF THE FUTURE EXTENSION OF GRAND MERE PARKWAY. (APPLICANT: SMH CONSULTANTS, ASHLEY JADERBORG, OWNER: BURTON LAND COMPANY, ZAC BURTON)**

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

**GENERAL AGENDA**

**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.**

Evans introduced the item indicating this was a public input session to receive comments on the Comprehensive Plan. He indicated that the Community Development Department was also soliciting comments from the City Commission and Riley and Pottawatomie

Counties. A work session will be scheduled in May to discuss comments received and to review that status of implementation of the Comprehensive Plan.

Ball asked for public comments.

Kathy Dzewaltowski, 100 S. Delaware Avenue representing the Manhattan/ Riley County Preservation Alliance expressed concern that one of the recommended actions of the revised Comprehensive Plan, to conduct a study of the Bluemont corridor has not been completed and it premature to have approved a zoning change for the Bluemont corridor without the benefit of the proposed study. She said that the Preservation Alliance would like to encourage the Planning Board to consider pursuing a study of the Bluemont Avenue corridor before recommending any future zoning changes along Bluemont Avenue.

The Preservation Alliance also wants to encourage the Planning Board to take into account the preservation of Manhattan's historic cultural resources and the impact that zoning changes could have on them, particularly the historic structures along Bluemont Avenue. There are several buildings along Bluemont Avenue that were designed by prominent architect Henry B. Winter, including Bluemont Elementary School. Several buildings designed by Winter have been listed in the National Register of Historic Places, which demonstrates their historic significance and means that the other buildings along Bluemont Avenue could be potentially eligible for historic registry listing as well. The Preservation Alliance would like to urge the Planning Board to conduct a study of the Bluemont Avenue corridor before recommending any future zoning changes along the corridor.

Mel Boarst, 1918 Humboldt Street, stated that at the end of the Manhattan Urban Area Comprehensive Plan 2035 process concerns were expressed about the need to study the Bluemont corridor's commercial expansion, traffic, residential character, school and historic resources between 3<sup>rd</sup> Street and the Aggieville commercial nodes, before new zoning was adopted along or near it. During the last few Comprehensive Plan Committee meetings concerns led to the recommendation that a Bluemont corridor study should be developed. It is listed as a second tier action in the 2035 Plan.

Boarst stated that after the adoption of the 1991 Comprehensive Plan the Planning Board initiated the Poyntz Avenue Corridor Study that identified topics for further study including corridors and conservation. Staff studied the Poyntz Corridor and turned the efforts into a district plan to build upon positive features of the corridor and to complement the Comprehensive Plan with additional detail such as land use, zoning, development, building age and condition and structure. The Corridor Study developed a more detailed list of items for the Poyntz Avenue Corridor. Bluemont is also an important corridor and should receive a similar treatment.

Boarst continued that Manhattan became and CLG (Certified Local Government) and is responsible to identify and protect local historic resources. The Historic Resources Board (HRB) 2011 Action Plan expressed an interest in protecting the interest of historic

resources. The Bluemont corridor should be studied with the Aggieville and other planning efforts and include further study on curb cuts, emergency navigation, building scale, vehicle and bus navigation. Declining housing markets should also be addressed especially considering the housing needs for NBAF. There are good examples of appropriate development including a two story development that blends into the existing housing and neighborhood at Bluemont and North 8<sup>th</sup> Street. Neighborhood should be improved and stabilized before converted to high density housing. We should consider Bluemont to be studied before adoption of further rezoning in the area.

Cattell said that the Poyntz Avenue Corridor Study would be put on the website.

Ball closed the public comments.

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

Cattell referenced a letter from Riley County regarding a proposed expansion of the Konza Water District.

Ball asked the Board if it had any issues with the proposed expansion. The Board expressed no issues with the expansion.

Cattell indicated the Board's Resolution it had approved at its previous meeting regarding support of active enforcement of codes in core area neighborhoods, has been forwarded to the City Commission.

Stith updated the Board on two projects the Flint Hill Regional Council is working on. The first is a grant that was received to study the economic impact of the force reduction at Fort Riley. He said the consultant will be holding stakeholder meetings this week in Junction City and Manhattan to begin the process. The second involves a grant application to the Office of Economic Adjustment to update the Joint Land Use Study (JLUS) to look at methods to improve communication between the Fort and surrounding communities and compatibility tools to inform the public about noise impact areas and to reduce the likelihood of encroachment around the Fort.

Respectfully submitted,

Lance Evan, Senior Planner

Eric Cattell, Assistant Director for Planning