

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**April 4, 2016**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Lance Evans, Senior Planner; Bob Isaac, Riley County Planner.

**OPEN PUBLIC COMMENTS**

Mel Borst, 1918 Humboldt Street, said he wanted to encourage the Board to elevate the Bluemont Avenue Corridor study to priority status and initiate planning for a Juliette Corridor study as well. He said this would assure property owners and enhance community perception. Borst noted that these studies should be created in conjunction with neighboring plans such as the Aggieville Campus Edge Plan and Downtown Tomorrow Plan studies and could include further studies on: curb cuts, emergency vehicle and bus navigation, building scale, parking, noise, drainage and utility capacity, as well as existing housing conditions and market prospects for future residential development in the area.

Anderson asked if Borst was implying that the concept of a study was not sufficient to plan for the area. Borst said that in 1991, referring to the Poyntz Avenue Corridor Plan, corridors were a focus in the community.

Evans said that an update to the Downtown Tomorrow Plan was identified in the Comprehensive Plan but was unsure of the priority level. Borst asked if Juliette Avenue was considered in that area. Evans said it could possibly be incorporated, though Juliette might be slightly outside the core area. Borst felt a district plan on Bluemont and Juliette could provide similar positive effects as the Downtown Plan did.

Ball commented that the Board would soon be going through the annual review of the Comprehensive Plan.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE MARCH 21, 2016, 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 5-0-2 with Anderson and Parikh abstaining.

**GENERAL AGENDA**

**TABLE THE PUBLIC HEARING TO REZONE AN APPROXIMATE 2.57 ACRE TRACT OF LAND; AND AMEND ORDINANCE NO 6745 AND THE FINAL DEVELOPMENT PLAN LOT 2, MCCALL LANDING PUD, TO ALLOW A WAREHOUSE EXPANSION AND OTHER IMPROVEMENTS FOR MENARDS. (APPLICANT: MENARD, INC., SCOTT R. NUTTELMAN; REAL ESTATE REPRESENTATIVE OWNER: THE MCCALL PATTERN COMPANY, VINCE PLACEK, CFO).**

Stith moved that the Board table the item to the April 18, 2016 Manhattan Urban Area Planning Board meeting. Reynard seconded the motion, which passed on a vote of 7-0.

**A PUBLIC HEARING TO CONSIDER AMENDMENTS TO SECTION 21C - DEVELOPMENT STANDARDS, OF THE RILEY COUNTY ZONING REGULATIONS. (BOARD OF COMMISSIONERS OF RILEY COUNTY)**

Isaac presented the staff report with the recommendation of approval.

Stith asked specifically about how the elimination of the agricultural setback requirement would impact properties within the designated growth area that abut up to an active agricultural use.

Isaac replied the amendment gives preference to properties within the designated area rather than the neighboring farming operation. He explained that there is a finite amount of land identified as designated growth areas which should be developed as efficiently as possible, preferably to urban scale. Mr. Isaac said the buffer could result in inefficient development, resulting in the need to further expand designated growth areas. He stated that the intent of the Plan was to identify areas for non-agriculturally related residential development to occur and make it as appealing as possible to do so. He said that the unintended consequence of the buffer in these areas created a disincentive to build.

Ball said he wanted to make sure that understood correctly; Riley County's intention, by eliminating the 200-foot setback, could place residences within a designated growth area right next to active agricultural operation.

Isaac replied possibly, however, there will be building setback requirements enforced through the zoning district. He said the Manhattan Urban Area is a designated growth area and even though there is farming operations occurring within it, the preservation of those areas is deemphasized with the expectation that at some point, those areas will eventually urbanize.

Nuss asked when the Riley County Planning Board went through this process, was there any opposition from the public.

Isaac replied there was none. Mr. Isaac said that a couple years ago, during the Comprehensive Plan Annual Review, the buffer requirement was discussed with the Riley County Planning Board and was considered a possible adverse situation. He said staff waited another year to see if this became more of an issue but the lack of petitions within those areas didn't provide enough impetus to go forward with the amendment process. Mr. Isaac said the buffer requirement was brought to the Riley County Planning Board again and the Board recommended modifying the regulations.

Ball opened and closed the public hearing with no one speaking.

Stith moved to forward a recommendation of approval to the Board of Commissioners of Riley County of the proposed amendments to the Riley County Zoning Regulations as published.

Reynard seconded the motion, which passed on a vote of 7-0.

Mr. Isaac announced that the Board of County Commissioners will hear the request on April 11, 2016, at 9:15 am, in the County Commission Chambers.

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

Evans provided an update on the Aggieville Plan saying there has been one Steering Committee meeting with a public meeting planned for the end of April or early May.

Stith reported that the Federal Economic Development Administration has designated the Flint Hills Regional Council area as an Economic Development Area which now allows the FHRC to have access to additional funds for economic development planning and implementation of the Comprehensive Economic Development Strategy.

Anderson commented on a report in the Mercury that Riley County has slid from 1<sup>st</sup> in health to 15<sup>th</sup> in the State, related to the quality of housing in the county.

Respectfully submitted,

Amelia Lewis, Planning Intern