

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

MEMBERS PRESENT: Neil Parikh, Vice-Chairperson; Gary Stith; Phil Anderson; Debbie Nuss; and Ken Ebert.

MEMBERS ABSENT: John Ball, Chairperson; Jerry Reynard.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JUNE 20, 2016, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL DEVELOPMENT PLAN OF NO STONE UNTURNED CAMPUS, UNIT ONE PLANNED UNIT DEVELOPMENT AND THE FINAL PLAT OF THE NO STONE UNTURNED, UNIT ONE, GENERALLY LOCATED EAST OF THE KIMBALL AVENUE/GRAND MERE PARKWAY ROUNDABOUT (APPLICANT: NO STONE UNTURNED FOUNDATION – DINA CLARK, EXECUTIVE DIRECTOR)

Stith moved that the Board approve the Consent Agenda.

Ebert asked for a modification on page 1 of the minutes to change his comment on parking ratios from “too liberal”, to “too restrictive”.

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

GENERAL AGENDA

CONSIDER ANNEXATION OF LOT 1, BLUEVILLE NURSERY SUBDIVISION, AN APPROXIMATE 8.2-ACRE LOT, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF KIMBALL AVENUE/SCENIC DRIVE AND ANDERSON AVENUE. (APPLICANT: KEITH D. WESTERVELT, BLUEVILLE NURSERY)

PUBLIC HEARING TO REZONE LOT 1, BLUEVILLE NURSERY SUBDIVISION, AN APPROXIMATE 8.2-ACRE LOT, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF KIMBALL AVENUE/SCENIC DRIVE AND ANDERSON AVENUE, FROM COUNTY C-4, HIGHWAY BUSINESS DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL. (APPLICANT: KEITH D. WESTERVELT, BLUEVILLE NURSERY)

Cattell presented the staff reports on the annexation and rezoning of Lot 1, Blueville Nursery Addition, recommending approval based on the findings in the staff reports.

Anderson asked how big the proposed roundabout at the Anderson Avenue/Scenic Drive/Kimball Avenue intersection will be in comparison to the one at Bluemont and N. 4th Street.

Cattell indicated it will be a similar two-lane wide roundabout, but it will be larger, with a larger diameter.

Stith noted that it will not be as large as the roundabouts on Scenic Drive and K-18.

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

Stith moved that the Planning Board recommend approval of the annexation of Lot 1, Blueville Nursery subdivision, based on conformance with the Comprehensive Plan for the Manhattan Urban Area and the City of Manhattan, Kansas, the Growth Vision, and the Capital Improvements Program.

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

Stith moved that the Planning Board recommend approval of the proposed rezoning of Blueville Nursery Retail Center, Lot 1, Blueville Nursery from County C-4, Highway Business District, to C-5, Highway Service Commercial, based on the findings in the Staff Report.

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

REPORTS AND COMMENTS BY BOARD MEMBERS

Cattell reminded the Board about the joint meeting with the Pottawatomie County Planning Commission on July 13th and to RSVP the advisory board appreciation night on July 22nd.

Ebert asked for clarification of the process with regard to a consent agenda item, such as the Final Development Plan approval for the No Stone Unturned Planned Unit Development that is in conformance with the Preliminary Plan, but there may be issues that come up or were not raised during the preliminary development plan.

Cattell explained that the preliminary development plan involves the public hearing on the rezoning action with the Planning Board, followed by first and second reading of an ordinance establishing the zoning by the City Commission. The final development plan review is more of a ministerial act, where the Board reviews it for conformance with the preliminary development plan, the PUD ordinance that established the PUD, and any conditions of approval as listed on that ordinance. He said all the outstanding conditions apply primarily to future phases of the PUD and not this first phase. An example is the condition to develop a tree preservation plan for phase 2 and any subsequent phases of the PUD. He said the City Commission had questions about the grade of the entrance drive from the roundabout. The construction plans for that entrance drive are still being finalized by the applicant's consultant working with the Public Works Department and Fire Department, to ensure that the grade does not exceed 10% and that there is enough distance on the eastern approach into the roundabout with a flat enough grade to provide good visibility.

Cattell indicated that the Board can still ask questions of a consent agenda item.

Ebert asked for clarification between a right-of-way and a travel easement.

Cattell explained the difference, being that a right-of-way dedicates land to the city, fee simple for road purposes through the plat and the city maintains the road; whereas a travel easement is privately owned land that provides the right of travel to the public and is privately maintained.

Anderson suggested that the city consider developing incentives for renovation of housing in older neighborhoods, by first focusing on the areas that were down-zoned, such as east of City Park.

There being no further business, Parikh closed the meeting.

Respectfully submitted,

Eric Cattell, AIPC, Assistant Director for Planning