

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**August 15, 2016**  
**7:00 p.m.**

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

**MEMBERS ABSENT:**

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

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE AUGUST 1, 2016, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

Anderson moved that the Board approve the Consent Agenda.

Reynard seconded the motion, which passed on a vote of 6-0-1 with Stith abstaining.

**GENERAL AGENDA**

**A PUBLIC HEARING TO CONSIDER AMENDING ORDINANCE NO. 6745 AND THE PRELIMINARY DEVELOPMENT PLAN OF THE LOT 4, MCCALL LANDING COMMERCIAL PLANNED UNIT DEVELOPMENT FOR THE PANDA EXPRESS GOURMET CHINESE RESTAURANT. THE PROPERTY IS GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF MCCALL ROAD AND LANDING PLACE. (APPLICANT: KLOVER ARCHITECTS ON BEHALF OF THE DEVELOPER, PANDA RESTAURANT GROUP OWNER: DREILING REAL ESTATE, LLC - DAVE DREILING)**

Bunger presented the staff report and recommended approval with one condition.

Anderson asked for clarification about the right-in right-out on McCall Road.

Bunger explained that it is an existing access point on McCall Road and not a new one.

Ebert asked if the proposed cross access easement with the adjoining Pizza Ranch property had any impact on the traffic analysis.

Bunger said it actually helps improve traffic circulation by providing more options; although it does remove several parking stalls associated with Pizza Ranch. That business agreed to the cross easement with the applicant and is not concerned about the lost stalls and City Administration concurs.

Stith suggested the applicant add some directional signs on-site for the drive-up lane.

Bunger indicated that Public Works generally leaves on-site traffic directional signage up to the applicant.

Vu Le, Senior Project Manager with Klover Architects representing the applicant, indicated they will provide on-site directional signage for the drive-up and on-site circulation.

Anderson said provision of the bike rack is a good idea even if this area of town doesn't yet have much bike traffic.

Stith noted that McCall Road has a wider pedestrian/bicycle sidewalk to accommodate bike usage.

Ball opened the public hearing.

Vu Le indicated that the Panda Express building design is the latest prototype and will be one of the first built in the Kansas-Missouri region.

Ball closed the public hearing.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed amendment of Ordinance No. 6745 and the approved Preliminary Development Plan of Lot 4, McCall Landing Commercial Planned Unit Development, to be known as the Final Development Plan of Lot 4, McCall Landing Commercial Planned Unit Development Panda Express Gourmet Chinese drive-thru restaurant, based on the findings in the Staff Report, subject to one condition of approval recommended by City Administration:

1. Exempt sign sections changed since adoption of the PUD ordinance (Condition No. 10). Revised exempt signage citation is updated with the amendment, as described in Article VI, Section 6-104 (A)(2)(b), (c), (e), (h), (i), (j), (l) of the Manhattan Zoning Regulations.

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

## **ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF OFFICERS.**

Stith asked how long the terms of the members were.

Cattell indicated they are all three-year terms, however he did not know specifically which members were up for reappointment next April.

Anderson nominated Neil Parikh for Chairperson. Ebert seconded the motion.

Reynard moved to close nominations. Ebert seconded that motion, which passed on a vote of 7-0.

Ball called for the vote on the motion to elect Parikh as Chairperson, which passed on a vote of 7-0.

Anderson moved to elect Debbie Nuss as Vice Chairperson. Stith seconded the motion, which passed on a vote of 7-0.

Ball suggested that next year to include the terms of each member so they know when their reappointments are coming up.

Ball asked if any progress is being made on adding representatives from Pottawatomie County.

Cattell indicated that Pottawatomie County staff will be debriefing with their Planning Board to discuss the issue in the near future. Also City and County Planning staffs will be getting together to debrief and discuss how to move forward. He said there is a placeholder on the Planning Board's meeting chart for a future discussion item on the issue that will include the make-up of the Board and number of representatives suggested for each entity.

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

Cattell asked the Board to appoint a member to serve on the Selection Committee for the Unified Development Ordinance project.

Reynard moved that Ken Ebert be appointed to serve on the Selection Committee. The motion was seconded by Stith and passed on a vote of 7-0.

Cattell summarized the upcoming meeting schedule.

Ball indicated that CASA Comedy Club tickets are available on-line.

Anderson said the Bridge Prier dedication is at 4 pm on Wednesday at the Discover Center.

Ball closed the meeting.

Respectfully submitted,

Eric Cattell, AICP  
Assistant Director for Planning