

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

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

**MEMBERS ABSENT:** Neil Parikh, Chairperson; Gary Stith

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; John Adam, Senior Planner; Doug May, Planner.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

**APPROVE THE MINUTES OF THE NOVEMBER 7, 2016, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

**APPROVE THE FINAL PLAT OF LEE MILL HEIGHTS, UNIT ELEVEN, GENERALLY LOCATED TO THE SOUTH OF LADERA CIRCLE AND WEST OF LADERA COURT. (APPLICANT: CITY OF MANHATTAN, RON FEHR OWNER: CITY OF MANHATTAN, RON FEHR, CITY MANAGER, SCHULTZ CONSTRUCTION, INC., TIM SCHULTZ, JASON AND SLADANA HUDSON AND KAY L. LEWIS TRUST, KAY LEWIS AND WILLIAM LEWIS, TRUSTEES)**

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

**GENERAL AGENDA**

**A PUBLIC HEARING TO CONSIDER THE REZONING 120 N. SCENIC DRIVE, A 2.85 ACRE TRACT OF LAND GENERALLY LOCATED APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION OF NORTH SCENIC DRIVE AND HIGHLAND RIDGE DRIVE, ALONG THE EAST SIDE OF NORTH SCENIC DRIVE, FROM R, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT. (APPLICANT/OWNER: AARON & HEATHER TREMBLAY – AUTUMN HILLS, LLC.)**

May presented the Staff Report and recommended approval based on the findings in the Staff Report. He explained that the rezoning was to allow the applicants to apply for a

conditional use for a Home Plus facility which is a small nursing home, which in this case would house up to eight seniors.

Anderson asked for clarification on the difference between the existing R, Single-Family Residential District and the proposed R-1 District.

May explained that the difference is minimum lot size, 10,000 square feet for the R District and 6,500 square feet for the R-1 District.

Nuss said the application indicated there will be two staff people on site and asked if visitors consisting of family and friends would cause a parking issue.

May indicated that parking will be reviewed through the conditional use public hearing with the Board of Zoning Appeals. However, it is not anticipated that visitor parking will be an issue

Nuss opened the public hearing.

Heather Tremblay, applicant was there to address any questions.

Nuss closed the public hearing with no one speaking.

Ball moved that the Planning Board recommend approval of the proposed rezoning of 120 North Scenic Drive from R, Single Family Residential District with Airport Overlay, to R-1, Single Family Residential District with Airport Overlay, based on the findings in the Staff Report.

Anderson seconded the motion.

Nuss said she will support the rezoning, indicating that she works at the Riley County Seniors Service Center and they receive many calls from families with relatives suffering from Alzheimer's and dementia. They are looking for alternative medical models in terms of long term care facilities. She said there is a real need for this in the community and hopes this facility is successful and serves as a model for others to follow.

Nuss called for the vote on the motion, which passed 5-0.

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

Anderson noted that the City has once again been designated a Bronze level bicycle friendly community.

Cattell reminded the Board of upcoming meeting dates and indicated the first meeting in January might be cancelled.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning