

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
February 6, 2017
7:00 p.m.

MEMBERS PRESENT: Neil Parikh, Chairperson, Vice-Chairperson, Gary Stith, Jerry Reynard, Phil Anderson and John Ball.

MEMBERS ABSENT: Ken Ebert and Debbie Nuss.

STAFF PRESENT: Eric Cattell, Director of Community Development, Chad Bunger, Assistant Director of Community Development, John Adam, Senior Planner, Stephanie Watts, Flint Hills Metropolitan Planning Organization, Anne Smith, Riley County ATA Bus.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE JANUARY 19, 2017, 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.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED THE HIGHLANDS AT GRAND MERE, AN APPROXIMATE 64.2 ACRE TRACT OF LAND GENERALLY LOCATED THE NORTH OF THE DEAD END OF GRAND MERE PARKWAY. THE SUBDIVISION CONSISTS OF 73 SINGLE-FAMILY DETACHED LOTS AND 48 MULTIPLE-FAMILY ATTACHED LOTS AND 1 TRACT. (APPLICANT/OWNER: LO LAND COMPANY, LLC AND SCHULTZ CONSTRUCTION, TIM SCHULTZ)

Bunger presented that staff memorandum on the item and provided City Administration's recommendation of approval of the Preliminary Plat.

Stith asked for a conceptual plan for the extension of Grand Mere Parkway. Bunger provided information on the general route of the future roadway. Stith asked if the Fire Department would require a turn around area on the northeast side of the development. Bunger responded that they did not make that requirement.

Stith then asked about pedestrian trail connectivity to the existing residential subdivisions to the south or west. Bunger provided information on the current and future pedestrian connections in the area.

Parikh opened the public hearing. No one spoke during the hearing and Parikh then closed the public hearing.

Anderson asked about the timing of the Kimball Avenue/Grand Mere Parkway roundabout re-construction. Bunger stated that he believed the design and construction was listed in the CIP program in an “out-year.”

Stith moved to approve Variations of Section 10-208(A)(2)(b) and Section 10-205(B) for the eyebrow cul-de-sac and MacBrayne Drive cul-de-sac length and approve the Preliminary Plat of The Highlands at Grand Mere, based on conformance with the Manhattan Urban Area Subdivision Regulations with two (2) condition of approval. Reynard seconded the motion, which passed 5-0.

WORK SESSION

UPDATE ON THE PROPOSED MANHATTAN FIXED-ROUTE SYSTEM

Stephanie Watts, AICP, Flint Hills MPO Transportation Planning Manager and Anne Smith, Director of the ATA Bus System provided information on the Flint Hills MPO’s proposed fixed-route bus system for Manhattan. Following the presentation by Watts and Smith, the Board asked questions and provided feedback on the proposed route improvements.

REPORTS AND COMMENTS BY BOARD MEMBERS

The Board announced Bunger’s promotion to Assistant Director of the Community Development Department.

It was also announced that Parikh has been reappointed to the MUAPB for another term.

Ball followed up the fixed-route transit system conversation with his support of the proposed system and the need for the City to find a dedicated funding source to support this community infrastructure. Stith agreed with Ball’s comments and how this is a direct benefit to economic development activities.

Cattell mentioned that discussions on involving Pottawatomie County into the MUAPB make will begin again.

Cattell also informed the Board on the status of hiring a consultant firm to create the Uniformed Development Ordinance.

Anderson updated the Board on a construction project that is a good representation of his ideas on revitalizing the older homes in the Ward Districts to encourage single-family re-investments in the area.

There being no further business, Parikh closed the meeting.

Respectfully submitted,

Chad Bunger, Assistant Director

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