

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall

1101 Poyntz Avenue

June 5, 2017

7:00 p.m.

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

MEMBERS ABSENT: none.

STAFF PRESENT: Chad Bunger, Assistant Director of Community Development; John Adam, Senior Planner; Annapurna Singh, Planning Intern

CONSENT AGENDA

1. APPROVE THE MINUTES OF THE MAY 15, 2017, MANHATTAN URBAN AREA PLANNING BOARD MEETING.
2. CONSIDER THE FINAL DEVELOPMENT PLAN OF ALEXANDER RIDGE, a residential Planned Unit Development generally located at the intersection of Deep Creek Road and Pillsbury Drive, on the west side of Pillsbury Drive (*Applicant: Caleb Rubash*).
3. APPROVE THE REPLAT OF KSU FOUNDATION ADDITION, 2nd PLAT, located at 1800 Kimball Avenue. (*Applicant/Owner: KSU Foundation; Agent: BHC Rhodes; file no. SUB-17-043*).
4. APPROVE THE FINAL PLAT OF THE TOWNHOMES AT MILLER RANCH, UNIT 7, generally located at Brianna Court and Miller Parkway. (*Applicant/Owner: Frazee Development; file no. SUB-17-050*).

Reynard moved that the Board approve the minutes of the May 15, 2017 meeting; Nuss seconded. The motion passed 7-0-0, except for the minutes, where the vote was 6-0-1, Parikh abstaining.

GENERAL AGENDA

1. REMOVE FROM THE TABLE AND CONDUCT A PUBLIC HEARING TO CONSIDER A REZONING OF AN APPROXIMATELY 1.10-ACRE TRACT OF LAND, GENERALLY LOCATED AT THE REAR OF THE PROPERTY AT 1320 SHARINGBROOK DRIVE; AND AMENDING ORDINANCE NO. 7060 AND THE FINAL DEVELOPMENT PLAN OF THE BODY FIRST WELLNESS & RECREATION CENTER, COMMERCIAL PLANNED UNIT DEVELOPMENT TO ALLOW FOR A PROPOSED BUILDING EXPANSION (*Applicant/owner: Body First, Doug Sellers; file no. PUD-17-037*)

2. CONSIDER THE FINAL PLAT OF LOT 9, SHARINGBROOK ADDITION, UNIT 2, LOCATED AT 1320 SHARINGBROOK DRIVE AND AN UNPLATTED LOT WEST OF THE INTERSECTION OF HUDSON AVENUE AND CLAFLIN ROAD (*Applicants/owners: Body First/Doug Sellers and Karen Wall Trust; file no. SUB-17-038*).

Stith moved that the item be removed from the table. Nuss seconded the motion, which passed 7-0-0.

Chad Bunger, Assistant Director, Community Development presented the staff report.

Bunger reported that the applicant wants to add 2,500 square feet to the building to accommodate three new indoor tennis courts, a reception area, and office space. The proposal also involved some change in landscaping, addition of more parking lots, and a bike rack. A minimum of 58 parking spaces were required; the applicant proposed 115 parking spaces. Bunger said the recreation center has been there since 1978 and has never caused an issue. A neighborhood meeting was called by the applicant in March 2017 regarding possible increase in traffic, appearance of buildings, and sight lines of nearby buildings. No one showed up at the meeting.

Parikh opened the item for questions from the board.

Stith asked for clarification about the bridge over Little Kitten Creek. Bunger said that the bridge was privately owned and maintained, and he was not sure how the bridge came to be over the creek. The bridge had been removed a few years ago and that there are no plans to replace it.

Ebert asked if the replat was necessary. Bunger responded that the City wanted its lot numbers to be sequential and this made the replatting necessary.

Parikh opened the public hearing.

Linda Marston, 1214 Windsong Lane, a neighborhood resident, raised concerns about too much parking and lighting. Marston elaborated that the parking might aggravate the problem of surface runoff and that lighting in the parking area might affect the ecology and land value of the otherwise peaceful neighborhood. She also expressed concerns over the risks associated with the proposed detention pond since it is located near a school building.

Parikh asked the applicant to respond. Brett Louk, consultant, said the pond would not hold water all the time except for the 40 hours after a rainstorm. He also informed that the detention pond catches water from the property that it is located on along with the runoff from upstream.

Dan Knight, an architect on the applicant's team, said that a reduction in the number of parking stalls and size of the detention pond was under consideration.

Chad Bunger recommended that the design of the plat and rezoning be approved. The final development plan involving lighting and parking plans be held off to be brought to the board again.

Jarrid Boettcher, 1205 Stacy Lane, the President of the Sharingbrook Home Association, informed the Board that the bridge questioned by Stith was gone, as it had become a safety hazard.

Public hearing closed.

Ebert asked if there has been an arrangement or communication regarding sharing the parking lot with Amanda Arnold Elementary School. Doug Sellers, 3615 Claflin Road, explained that the driveway is used by parents to drop off their children and it becomes busy for ten minutes every morning and afternoon.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the proposed rezoning of a tract of land consisting of a portion of 1320 Sharingbrook Drive and the unplatted tract directly to the north of the PUD site from R, Single-Family Residential District, to Body First Wellness and Recreation Center Commercial Planned Unit Development, and amending Ordinance No. 7060 based on the findings in the staff report, with the six conditions recommended by City Administration with the understanding that the Final Development Plan of the Body First Wellness and Recreation Center PUD will be revised to decrease the amount of off-street parking on the site. Nuss seconded. Motion passed 7-0-0.

Stith moved to approve the Final Plat of the Sharingbrook Residential Addition, Unit Two, based on conformance with the Manhattan Urban Area Subdivision Regulations with one condition of approval. Nuss seconded the motion, which passed on a vote of 7-0-0.

Ball moved to table the approval of the final development plan pending its resubmission; Nuss seconded. Motion passed 7-0-0.

3. A PUBLIC HEARING TO CONSIDER THE ANNEXATION OF A 6.96-ACRE LOT LOCATED WEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND GRAND CHAMPION DRIVE. (*Applicant/owner: First Christian Church; file no. ANX-17-044*).
4. A PUBLIC HEARING TO CONSIDER THE REZONING OF A 6.96-ACRE LOT LOCATED WEST OF THE INTERSECTION OF GRAND MERE PARKWAY AND GRAND CHAMPION DRIVE FROM COUNTY R-PUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, TO R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT. (*Applicant/owner: First Christian Church; file no. REZ-17-045*)

Bunger presented the staff report.

He elaborated that the applicant wants to build a new First Christian Church and a group day care center on the site. Hence, the applicant wants the site to be annexed to the city and rezoned to R-1, Single-Family Residential. Both the annexation and rezoning conforms to the annexation policy of the city and the Grand Mere Master Plan. The mixed use of the property conforms to the Manhattan Urban Area Comprehensive Plan. Bunger recommended the annexation and rezoning of the site from county designation to R-1, Single-Family Residential district. The item would be presented to the City Commission on June 20, 2017.

Parikh opened the public hearing. There were no concerns from the public and the public hearing was closed.

The Board had no concerns regarding the item.

Stith moved to recommend approval of the annexation; Reynard seconded. Motion passed 7-0-0.

Stith moved to approved the rezoning; Reynard seconded. Motion passed 7-0-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Bunger thanked all those who attended the Unified Development Ordinance meeting two week ago. He informed them that the drafting process would continue over the summer. On a question about the Aggieville parking and circulation study, he noted that the deadline for the requests for qualifications/proposals is near and it will get reviewed and approved by the City Commission. The project involves looking at the parking needs based on the community vision of Aggieville as well as the neighborhood. Streetscape infrastructure and improvement to the triangle park at Little Moro Street are also part of the project. This big project defines what public/private partnership will occur for parking garages and similar things in the area.

Nuss mentioned that the City Commission will review the results of the Manhattan Community Survey 2017 at the Tuesday, June 6 meeting. One of the important outcomes of the survey was that that 52% respondents were dissatisfied on the availability of affordable housing and 42% were concerned about the condition of rental housing in the community.

Anderson, a member of the Manhattan Housing Authority Board, said that 88 units in the towers in the city are at an absolute standstill because their windows cannot be redone. The Department of Housing and Urban Development would not permit the redoing of the windows, which are affected by mold due to water migration. Hence, the Manhattan Housing Authority Board needs to seek help from the City of Manhattan.

Following no additional comments or reports, Parikh adjourned the meeting at 8:05 p.m.

Respectfully submitted,
Annapurna Singh, Planning Intern