

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
August 21, 2017
7:00 p.m.

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

MEMBERS ABSENT: Neil Parikh, Chairperson

STAFF PRESENT: Chad Bunger, Assistant Director of Community Development; Carol Davidson, Senior Planner; Doug May, Planner; John Adam, Senior Planner

Nuss called the meeting to order at 7:00 p.m.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

REMOVE FROM THE TABLE AND APPROVE THE MINUTES OF THE JULY 17, 2017, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE MINUTES OF THE AUGUST 7, 2017, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

Ebert had some corrections on the August 7, 2017 minutes. Stith moved that the Board approve the Consent Agenda with the corrections to the August 7, 2017 minutes as noted; Reynard seconded. Motion passed 6-0-0.

GENERAL AGENDA

A PUBLIC HEARING TO CONSIDER AMENDING ORDINANCE NOS. 6516, 6765, AND 6766, AND THE APPROVED FINAL DEVELOPMENT PLAN OF LOT 2, GRAND MERE VILLAGE PLANNED UNIT DEVELOPMENT, TO CHANGE THE APPROVED SIGNAGE PLAN FOR THE BANK AT 2005 CLOCKTOWER PLACE, SUITE 120.

*Applicant: Lance White, Bank of the Flint Hills; Agent: Dan Knight, Action Pact
file no. PUD-17-071*

May presented the staff report and recommended approval.

Nuss opened the public hearing.

Dan Knight, 2505 Anderson Avenue, Suite 201, encouraged the Board to approve the application. Ebert asked when the noncompliant signs were installed. Knight said they

were installed in May 2017.

Joe Fanning, 13190 Cedarwood Drive, St. George, Kansas, Bank of the Flint Hills vice president, said he had spoken to some neighbors about their concerns about the bank's lighting.

Nuss closed the public hearing.

Stith commented that the Board does not generally like to give forgiveness for an action that was done contrary to the rules. Ball agreed.

Stith moved that the Planning Board recommend approval of the PUD amendment based on the findings in the Staff Report; Reynard seconded. Motion passed 6-0-0.

A PUBLIC HEARING TO CONSIDER REZONING APPROXIMATELY 2.2 ACRES AT THE CORNER OF E. POYNTZ AVE. AND SARBER LANE FROM PUD, PLANNED UNIT DEVELOPMENT, TO C-5, HIGHWAY SERVICE COMMERCIAL.

A PUBLIC HEARING TO CONSIDER THE FINAL PLAT REPLATTING LOT 1, LL&G PLANNED UNIT DEVELOPMENT, AND LOT 2, LLG AND RSW ADDITION, AS THE 2-LOT POYNTZ SARBER ADDITION.

*Applicant: Spirit Master Funding VIII; Agent: Renaissance Infrastructure Consulting
file nos. REZ-17-073 & SUB-17-074*

Davidson presented the staff report for the two items and recommended approval. She noted that the applicant is requesting a variation from the access-spacing standard in order for both lots to have access. She noted that the requested access points are nearly in the same locations that they are in now, so staff does not foresee any problems.

Stith asked why there were no reciprocal cross-access easements noted on the plat since the lots were sharing access points and travel across each other's property. Bunger explained that the City Attorney has advised staff that such easements are private agreements the City cannot compel.

Ebert asked for clarification on the access point spacing standards. He echoed Stith's concern that the City should not take the establishment of cross-access easements for granted, especially since the access points are in violation of the access-spacing standards. Bunger noted that by its approval of the plat the City would be approving the locations of the access points in perpetuity.

Nuss opened the public hearing on both items.

Chip Corcoran, 132 Abbe Avenue, Kansas City, Kansas, said they intended to establish reciprocal cross-access easements. Stith asked if that could be made a condition of approval; Bunger advised against it, citing the City Attorney's judgment that it is a private, not a public, easement.

Nuss closed the public hearing.

Stith moved that the Planning Board recommend approval of the rezoning based on the findings in the Staff Report; Reynard seconded. Motion passed 6-0-0.

Stith moved that the Planning Board recommend approval of the final plat based on the findings in the Staff Report; Reynard seconded. Motion passed 6-0-0.

ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF OFFICERS.

Anderson moved to nominate Debbie Nuss to be chair for the next year; Ball seconded. Reynard moved to close nominations; Ball seconded. Motion to close nomination passed 6-0-0. Motion to elect Nuss as chair passed 6-0-0.

Anderson moved to nominate Ken Ebert to be vice-chair for the next year; Nuss seconded. Reynard moved to close nominations; Ball seconded. Motion to close nominations passed 6-0-0. Motion to elect Ebert as vice-chair passed 6-0-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

Ball asked for a future report on Wildcat Creek flood control measures.

Adam reported on activities of the Long-Range Division, including downtown planning and C-3 district code amendments. In relation to downtown planning, Anderson encouraged looking at creating activity along the riverfront. Stith noted that extension of the Manhattan Urban Area into Pottawatomie County was identified as a future work session item; he asked where discussions on that topic were. Bunger reported that planning staff from the City and Riley County met with Pottawatomie County Board of Commissioners earlier in the summer, but there have been no further developments.

Ball asked how the annexation process might work in Pottawatomie County with respect to Blue Township. Bunger noted the difficulty of getting that many people to want to annex to a municipality.

Ebert asked if there could be a discussion on extending the notification distance for applications, noting that the City follows the Statutory minimum. Bunger said it had been a discussion topic in 2009. He described the wide range of methods the City uses to notify members of the community about development applications. He also noted that extending the notification area affects the number of properties that opponents to development would have to obtain in order to submit a valid protest petition.

Nuss said it seemed to her that notification signs are sometimes left out long past the meeting date. Bunger acknowledged that happens occasionally and encouraged her to call when she sees one so staff can retrieve it.

Nuss adjourned the meeting at 8:16 p.m.

Respectfully submitted,
John Adam, Senior Planner