

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall

1101 Poyntz Avenue

November 6, 2017

7:00 p.m.

MEMBERS PRESENT: Debbie Nuss (Chair), Ken Ebert (Vice-Chair), Phil Anderson, John Ball, Neil Parikh, Jerry Reynard

MEMBERS ABSENT: Gary Stith

STAFF PRESENT: Chad Bunger, Assistant Director of Community Development; Carol Davidson, Senior Planner; Rachel Zenger, Assistant City Attorney; Bob Isaac, Planner, Riley County; John Adam, Senior Planner

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

I. OPEN PUBLIC COMMENTS

Aaron Schump and David Miller spoke in support of the accessory dwelling unit (ADU) provisions in the draft Unified Development Ordinance, module 1, which the Board reviewed at a 10/16 study session. They asked that the Board consider removing the requirement that the primary unit be occupied by the property owner. They suggested requiring that the primary unit be brought up to code before allowing an ADU. They said the 25-percent maximum size for integrated ADUs would be “tricky” to work with. Nuss suggested they speak to staff about getting their input

II. CONSENT AGENDA

1. Approve the **MINUTES** of the October 16, 2017, Manhattan Urban Area Planning Board meeting.

Ball moved that the Board approve the Consent Agenda; Reynard seconded. Motion passed 3–0–3 (Anderson, Ebert, Parikh abstaining).

III. GENERAL AGENDA

1. **A PUBLIC HEARING** to consider the request to REPLAT Lot A, Eagle Ridge Estates Unit Three and Lot 6, Eagle Ridge Estates Unit One into three lots, generally located approximately 100 feet north of the intersection of Seth Child Road and Eagle Ridge, on the west side of Eagle Ridge (file no. RCF-17-098).

Isaac presented the staff report and recommended approval.

Nuss opened the public hearing.

David Weaver, 3773 Eagle Ridge Road, encouraged the Board to approve the replat.

Nuss closed the public hearing.

Ball moved that the Planning Board approve the request to replat the subject property into three lots, as it has been determined that it meets the requirements of the Manhattan Urban Area Subdivision Regulations, Riley County Zoning Regulations, and Sanitary Code; Reynard seconded. Motion passed 6–0–0.

2. A **PUBLIC HEARING** to AMEND the Comprehensive Plan to adopt the updated Joint Land Use Study, a set of development and growth management guidelines to ensure continued good relations among the cities, counties, and Fort Riley (file no. CPA-17-094).

Adam presented the staff report and recommended approval. Anderson commented, referring to the noise disclosure requirement, that he liked the idea of informing in that way rather than undertaking a rezoning to establish an overlay. He said it was a good move.

Nuss opened the public hearing.

No one spoke.

Nuss closed the public hearing.

Ball moved that the Planning Board approve and adopt Resolution No. 110617-A, amending the Manhattan Urban Area Comprehensive Plan, by adopting and incorporating by reference the Flint Hills/Fort Riley Joint Land Use Study Update, August 2017, and amending relevant citations to the document in Chapter 4, Chapter 6, Appendix B, and page 123, as proposed; and forward a recommendation of approval to the City Commission; Reynard seconded. Motion passed 6–0–0.

IV. WORK SESSION

1. Legal Issues and Ethics Discussion.

Zenger reviewed the two primary types of actions the Board takes: legislative, in which they play a advisory role, and quasi-judicial, in which they act as judges utilizing a set of criteria. She explained various types of conflict of interest. She explained provisions of the Kansas Open Records Act and the Kansas Open Meetings Act (KORA & KOMA).

2. REPORTS and COMMENTS by Board Members and Staff

There were none.

Meeting was adjourned at 8:15 p.m.

Respectfully submitted,
John Adam, Senior Planner