

# MINUTES

## MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue

**November 20, 2017**

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

**MEMBERS ABSENT:** Gary Stith, Debbie Nuss

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

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

### **I. OPEN PUBLIC COMMENTS**

There were none.

### **II. CONSENT AGENDA**

1. Approve the **MINUTES** of the November 6, 2017, Manhattan Urban Area Planning Board meeting.

Ball moved that the Board approve the Consent Agenda; Reynard seconded. Motion passed 5-0-0.

### **III. GENERAL AGENDA**

1. A **PUBLIC HEARING** to consider the request to **REZONE** four lots in Manhattan Corporate Technical Park from I-5/AO/MBPO (Business Park/Airport Overlay/Manhattan Business Park Overlay Districts) to I-3/AO/MBPO (Light Industrial/Airport Overlay/Manhattan Business Park Overlay Districts) to bring the lots into greater zoning alignment with the remainder of the business park (file no. REZ-17-091).

Davidson presented the staff report and recommended approval. Reynard asked if Light Industrial could strain sewer and water services compared to the current zoning. Davidson replied that utilities are addressed as development happens, and Public Works had not raised it as a concern. Ebert asked if any I-5 zoning would remain after this rezoning. Davidson said there were a few areas zoned I-5 in town. Anderson asked if the City's intent in this rezoning was to increase demand for the land. Davidson confirmed this.

Ebert opened the public hearing.

No one spoke.

Ebert closed the public hearing.

Ball moved that the Planning Board recommends approval of the proposed rezoning of Lot 4, Manhattan Corporate Technology Park, Unit 2; Lot 10, Manhattan Corporate Technology Park, Unit 4; Lots 27 and 29, Manhattan Corporate Technology Park, Unit 3; from I-5/AO/MBPO, Business Park District with the Airport Overlay and the Manhattan Business Park Overlay, to I-3/AO/MBPO, Light Industrial District with the Airport Overlay and the Manhattan Business Park Overlay, based on the findings in the Staff Report; Reynard seconded. Motion passed 5-0-0.

## 2. REPORTS and COMMENTS by Board Members and Staff

Referring the Starbucks in the 1200 Block of Bluemont Avenue, Anderson asked if anything could be done about the cars queuing up and spilling out into the street. Acknowledging the problem, Bunger noted that it had been permitted as a conditional use; short of violations of the conditions of that approval, the City did not have a “stick” to bring to bear.

Meeting was adjourned at 7:16 p.m.

Submitted by John Adam, Senior Planner