

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
May 15, 2006
7:00 p.m.

MEMBERS PRESENT: Loren Pepperd, Chairperson; George Ham; Mike Toy; Jerry Reynard; Mike Hill; and Mike Kratochvi.

MEMBERS ABSENT: Harry Watts

YOUTH IN GOVERNMENT: Katy Zapletal

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Cam Moeller, Planner; Jeremy Frazzell, Planner; Diane Stoddard, Deputy City Manager; Peter Van Kuren, Airport Director; Don Francis, Assistant Fire Chief.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE MAY 1, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF OAKTREE TOWNHOMES ADDITION, UNIT TWO, GENERALLY LOCATED NORTH OF THE MILLER RANCH WATER TOWER. (OAKTREE INVESTMENT CO., LLC)**
3. **APPROVE THE FINAL PLAT OF HIGHLAND MEADOWS ADDITION, UNIT THREE, GENERALLY LOCATED AT THE NORTH END OF HAVENTON COURT, SOUTHWEST OF THE INTERSECTION OF WILDCAT CREEK ROAD AND SCENIC DRIVE, ALONG THE WEST SIDE OF SCENIC DRIVE. (SCI OF MANHATTAN, INC.)**
4. **APPROVE THE FINAL PLAT OF BROOKFIELD ADDITION, UNIT EIGHT, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF CASEMENT ROAD AND MARLATT AVENUE. (SSF DEVELOPMENT, LLC, AND KATHERINE E. ELLIOTT TRUST)**
5. **APPROVE THE FINAL PLAT OF STONECREEK BUSINESS CENTER ADDITION, UNIT TWO, GENERALLY LOCATED SOUTHEAST OF THE KIMBALL AND ANDERSON AVENUE INTERSECTION. (GEN II COMMERCIAL PROPERTIES)**

Kratochvil moved that the Board approve the Consent Agenda. Ham seconded the motion, which passed on a vote of 6-0.

GENERAL AGENDA

1. **TABLE A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE SCENIC MEADOWS SUBDIVISION, A 117-ACRE TRACT OF LAND, GENERALLY LOCATED ½ MILE NORTH OF EUREKA DRIVE, ON THE EAST SIDE OF SCENIC DRIVE. (APPLICANT/OWNER:TILLMAN)**
2. **TABLE A PUBLIC HEARING TO CONSIDER THE REZONING OF A 117-ACRE TRACT OF LAND FROM “G-1” (GENERAL AGRICULTURAL) TO “R-PUD” (RESIDENTIAL PLANNED UNIT DEVELOPMENT), GENERALLY LOCATED ½ MILE NORTH OF EUREKA DRIVE, ON THE EAST SIDE OF SCENIC DRIVE. (APPLICANT/OWNER:TILLMAN)**

Hill moved that the Board table items #1 and #2 for a maximum of one year. Reynard seconded the motion, which passed on a vote of 6-0.

3. **DISCUSSION OF THE MANHATTAN REGIONAL AIRPORT AND RELATED DEVELOPMENT ISSUES. THE AIRPORT DIRECTOR AND A REPRESENTATIVE FROM THE AIRPORT ADVISORY BOARD WILL BE PRESENT TO DISCUSS AIRPORT ISSUES WITH THE PLANNING BOARD.**

Diane Stoddard, Deputy City Manager, introduced the new Airport Director, Peter Van Kuren.

Van Kuren said the Airport Advisory Board had some concerns it wanted to bring to the attention of the Planning Board.

Brian Thompkins, Airport Planner with HNTB, provided an overview of an updated Airport Noise study completed in March 2006, explaining that it is an interim computer model study projecting existing aircraft operations to the year 2013 to identify the 65 dnl contour. The 65 dnl contour is what the Federal Aviation Administration (FAA) recommends utilizing at a minimum to keep noise sensitive land uses such as residential away from. A more comprehensive Part 150 Noise Study still may be done in the future, which takes into account topography and actual noise monitoring.

Chuck Reagan, Airport Advisory Board member, said the Board has concerns about the encroachment of residential development near the airport. Reagan referred to other cities that have had to close their airports as the result of conflicts with residential development. He said industrial development in proximity to the airport is compatible, but residential is not. Reagan recommended that the Board look carefully at development within the flight path of the airport.

Cattell discussed the FAA reviews of building permits.

Reagan said that some clearance heights might be satisfactory to the FAA, but may be

unsettling for homeowners, seeing and hearing low flying aircraft.

Reynard asked whether it was advisable that the Planning Board pay special attention to these issues. Reagan said he believes so, particularly on either side of the flight path.

Pepperd expressed concern that airport zoning is not on deeds. He suggested considering putting the airport zoning designation on general warranty deeds.

Van Kuren said if the community relies on FAA to prevent encroachments, it is making a mistake. He noted that future grants are dependent on the airport being functional. Van Kuren said that responsibility lies with the City, not the FAA.

4. MUAPB TRAINING ACADEMY: THE FIRE DEPARTMENT WILL PROVIDE AN OVERVIEW OF ITS PLANNING ACTIVITIES.

Don Francis, Assistant Director of Technical Services with the Fire Department, outlined the Fire Services Plan. Francis informed the Board that the Fire Department is looking at two potential new fire station sites, one on Vanesta Drive in Grand Mere and a second on Amherst Avenue, east of Seth Child Road. The existing Fire Station on west Anderson Avenue would close. Francis said they may also need to consider locating a fire station in the northeast section of Manhattan in the future. He explained the location criteria utilized for locating stations. The Fire Department also works directly with developers and their consultants early in the planning stage of new subdivisions to identify fire service needs, such as fire hydrant placement and fire flow for water lines.

5. REPORTS AND COMMENTS BY BOARD MEMBERS.

Pepperd announced that this would be his last meeting with the Board, and thanked the other Board members.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II