

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
June 5, 2006
7:00 p.m.

MEMBERS PRESENT: George Ham, Acting Chairperson; Mike Toy; Jerry Reynard; Mike Hill; Mike Kratochvil; Harry Watts; Stephanie Rolley.

MEMBERS ABSENT: None.

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner; Cam Moeller, Planner; Rob Ott, City Engineer; Bob Isaac, Riley County Planner; Chad Bunger, Riley County Intern Planner.

OPEN PUBLIC COMMENTS

Ham welcomed Stephanie Rolley to the Board. Rolley said she is on the faculty at Kansas State University in Landscape Architecture, and said she is honored to be a part of the Board.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE MAY 15, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF WESTERN HILLS ADDITION, UNIT THIRTEEN, GENERALLY LOCATED WEST AND NORTH OF EXISTING LONDONDRY DRIVE. (APPLICANT/OWNER: ABBOTT/ANDERSON DEVELOPMENT AND WESTERN HILLS LLC)**
3. **APPROVE THE FINAL PLAT OF STONE POINTE ADDITION, GENERALLY LOCATED SOUTH OF WILDCAT CREEK, EAST OF SCENIC DRIVE AND WEST OF ANNEBERG PARK. (APPLICANT: STONE CREST LAND COMPANY, LLC-ROGER SCHULTZ / Owners: STONE CREST LAND COMPANY, LLC-ROGER SCHULTZ, AND G. REX STONE AND SHIRLEY L. STONE TRUST-SHIRLEY L. STONE.)**
4. **APPROVE THE FINAL PLAT OF THE KIMBALL TOWNHOMES ADDITION LOCATED NORTHWEST OF THE INTERSECTION OF NORTH SCENIC DRIVE AND ANDERSON AVENUE. (APPLICANT/OWNER: BAYER CONSTRUCTION COMPANY, INC.)**

Kratochvil moved that the Board approve the Consent Agenda. Reynard seconded the motion. Item #1 passed on a vote of 6-0 (Rolley abstained). Items #2 and #4 passed on votes of 7-0. Item #3 passed on a vote of 5-0 (Hill and Rolley abstained).

GENERAL AGENDA

1. **A PUBLIC HEARING TO CONSIDER THE REPLAT OF LOT B AND LOT 14 OF LONGHORN ADDITION, WITH LOT 6 OF BENT TREE SUBDIVISION, INTO THREE (3) LOTS. (APPLICANT: BACHAMP)**
2. **A PUBLIC HEARING TO CONSIDER THE REZONING OF LOT 14, LONGHORN ADDITION, FROM "G-1" (GENERAL AGRICULTURAL) TO "C-PUD" (COMMERCIAL PLANNED UNIT DEVELOPMENT) AND "A-5 (SINGLE FAMILY RESIDENTIAL), GENERALLY LOCATED 600 FEET SOUTH OF TUTTLE CREEK BOULEVARD, ON THE SOUTH SIDE OF SOUTH DAM ROAD. (APPLICANT: BACHAMP)**

Chad Bunger presented the Staff Reports for Items #1 and #2, recommending approval of each item.

Ham opened the Public Hearing.

Mark Bachamp (233 Knoxberry Drive), applicant, offered to answer questions from the Board.

Hill asked why Lot 16 was not included in the covenants. Bachamp explained that Lot 16 was not included in the original Longhorn Subdivision Regulations and was not part of the original Bent Tree Addition.

Roger Schultz said he was the original developer of the area and provided some background.

Ham closed the Public Hearing.

Watts moved that the Board approve the requests to rezone the subject properties from "G-1" (General Agricultural) to "C-PUD" (Commercial Planned Unit Development) and "A-5" (Single Family Residential), for the reasons stated in the Staff Report.

Reynard seconded the motion, which passed on a vote of 7-0.

Toy moved that the Board approve the request to plat the subject property into three (3) lots, as it has been determined that it meets the requirements of the Riley County Subdivision Regulations.

Watts seconded the motion, which passed on a vote of 7-0.

3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF A 1.01 ACRE TRACT OF LAND FROM I-1, RESEARCH PARK DISTRICT, TO C-1, RESTRICTED BUSINESS DISTRICT, LOCATED AT 2630 CLAFLIN ROAD, WHICH IS ON THE NORTHEAST CORNER OF HEYWOOD DRIVE AND CLAFLIN ROAD. (APPLICANT: KELLY ADAMS FOR KEL-TER REAL**

ESTATE HOLDINGS LLC /OWNER: KANSA DEVELOPMENT INC., GERY SCHOENROCK)

Zilkie presented the Staff Report, recommending approval.

Toy expressed concern about visibility if a larger sign replaces the existing ground sign. Zilkie discussed the vision triangle and how the regulations would address any proposed new sign.

Ham opened the Public Hearing.

Kelly Adams, applicant, said Coldwell Banker Realty Group is planning to move into this location in September or October. Adams said the building will be extensively remodeled.

Toy asked about plans for a new sign. Adams said they have not developed any plans for a sign yet, but when they do it will be designed to meet City regulations.

Toy restated his concerns about limited visibility due to the location of the existing sign. Zilkie said that if the existing sign is non-conforming within the vision triangle, that sign could not be expanded.

Kratochvil moved that the Board recommend approval of the proposed rezoning of Lot 5, Foundation Technical Park Addition from I-1, Research Park District, to C-1, Restricted Business District, based on the findings in the Staff Report.

Hill seconded the motion, which passed on a vote of 7-0.

4. **CONSIDER ANNEXATION OF THE PROPOSED BARTON PLACE ADDITION, AN APPROXIMATE 60-ACRE TRACT OF LAND, GENERALLY LOCATED SOUTH OF WILDCAT CREEK GOLF & FITNESS, AND GENERALLY 950 FEET WEST OF THAT PORTION OF AMHERST AVENUE, WHICH IS IN THE MILLER RANCH SUBDIVISION. (APPLICANT/ OWNER: FRANK TILLMAN/ TILLMAN PARTNERS LP)**
5. **PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE 60 ACRE TRACT OF LAND FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT, GENERALLY LOCATED SOUTH OF WILDCAT CREEK GOLF & FITNESS, AND GENERALLY 950 FEET WEST OF THAT PORTION OF AMHERST AVENUE, WHICH IS IN THE MILLER RANCH SUBDIVISION. (APPLICANT/OWNER: FRANK TILLMAN/TILLMAN PARTNERS LP)**

Zilkie presented the Staff Reports for Items #4 and #5, recommending approval of each item.

Rolley stated that she would recuse herself and not vote on the items due to a conflict

of interest.

Reynard said that it would be helpful to see how developments in this area fit into the bigger picture. Zilkie showed the Board the Future Land Use Map of the Comprehensive Plan, and said that staff could provide the Board with concept plans at a future meeting.

Kratochvil asked about the timing of the future connection to Wreath Avenue. Zilkie said he did not know when that would be done.

Ham opened the Public Hearing.

Frank Tillman (1328 Sharingbrook), applicant, said the proposed development is on a gorgeous piece of property. He said they will be utilizing a dam that was constructed as a WPA Project to create a pond. The dam has not held water since 1934 but is now holding water. Tillman said the initial proposed alignment of the Wreath Avenue connection cut across the pond and would have required lots of fill, so the connection has been moved to the eastern edge of the property. He said the floodplain will be preserved as common area. Tillman said there are 41 lots on the 60 acre tract.

Kevin Fateley, owner of Wildcat Creek Golf and Fitness, said he instigated the choice of Wreath Avenue as the north-south connection. He said he is not opposed to the rezoning. Fateley said that, in the event the pond does not hold water, he would still like the dam to remain due to drainage concerns downstream.

Ham closed the Public Hearing.

Hill moved that the Board recommend approval of the annexation of Barton Place Addition, based on conformance with the Comprehensive Plan for the Manhattan Urban Area, the Growth Vision, and the Capital Improvements Program (CIP).

Watts seconded the motion, which passed on a vote of 6-0.

Toy moved that the Board recommend approval of the proposed rezoning of Barton Place Addition from County G-1, General Agricultural District, to R, Single-Family Residential District, based on the findings in the Staff Report.

Kratochvil seconded the motion, which passed on a vote of 6-0.

6. ANNUAL ORGANIZATIONAL MEETING AND ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON.

Kratochvil moved to nominate Harry Watts as Chairperson. Hill seconded the motion, which passed on a vote of 6-0 (Watts abstained).

Kratochvil moved to nominate Ham as Vice-Chairperson. Reynard seconded the motion, which passed on a vote of 6-0 (Ham abstained).

7. REPORTS AND COMMENTS BY BOARD MEMBERS.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II