

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**

City Commission Room, City Hall  
1101 Poyntz Avenue

**May 21, 2018**

**MEMBERS PRESENT:** Phil Anderson, John Ball, Ken Ebert (vice-chair), Gary Stith

**MEMBERS ABSENT:** Debbie Nuss (chair), Neil Parikh, Jerry Reynard

**STAFF PRESENT:** Carol Davidson, Senior Planner; John Adam, Senior Planner; Ben Chmiel, Planner II

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 May 7, 2018, Manhattan Urban Area Planning Board meeting.

**Stith moved that the Board approve the minutes; Anderson seconded. Motion passed 4–0–0.**

2. Approve the **FINAL PLAT of The Ames**, generally located to the northwest of the intersection of Grand Mere Parkway and Spirit in the Sky Drive (*applicant/owner: Burton Land Co., and Lauren F. Edgar Trust; file no. SUB-18-008*).

**Stith moved that the Board approve the final plat with the provision that the non-access easement extend northward to the next intersecting street rather than ending it at an arbitrary location in the middle of Lot 11; Anderson seconded. Motion passed 4–0–0.**

**III. WORK SESSION**

1. An **ANNUAL REVIEW** of the 2015 Comprehensive Plan. Staff review of development activities and upcoming priorities.

Chmiel presented the Annual Review of the 2015 Comprehensive Plan.

Ebert asked why the number of new dwelling units added per year has been declining since 2010. Chmiel commented that the city population began stagnating in 2014 and is most likely a reaction to the changes in population.

Stith said university enrollment and Fort Riley have both been declining in population since 2014. Ball said this could be caused by regional changes as Pottawatomie County has seen tremendous growth in recent years. Chmiel said it is less expensive to build in the county than in the city which can be a strong influence. He continued presenting the annual review.

Anderson asked if the Downtown Tomorrow Plan will be revisited in the fall and if it will be comprehensive enough to include the riverfront. He commented that Gina Ford would be willing to participate in a study but needs to get an approximate date for her visit. Adam said the riverfront could be discussed and the timeline needs to be discussed further but he estimates October. Anderson said he understands the priority of the project but thinks it is an idea to pursue and have Ford's assistance presenting it to the public. Adam said he agrees, it needs to be discussed.

Ball asked if the riverfront development needed to be incorporated into the Comprehensive Plan. Adam said the Comprehensive Plan was written in an open-ended manner; project parameters can be defined later.

Ball said he is concerned that if it is not in the Comprehensive Plan as an objective it may get lost in the transition of people. Adam said he does not think it is a danger as many people share this goal.

Stith said the Downtown Tomorrow Revisited Plan should be incorporated with the Comprehensive Plan. Chmiel said once the plan is completed and adopted it will be added to the Comprehensive Plan.

Stith said the downtown plan needs to be more aggressive about the vision of area. Adam said an action plan can be used to motivate the City to begin working on the plan.

Ebert said he supports the riverfront development and asked why the Aggieville parking garage design includes Burger King even though it is not owned by the city. Chmiel said it is just a concept but the specific design would require the entire half block.

Ebert asked why there is small parcel on the south side of Aggieville that is not zoned C-3. Chmiel said it is zoned R-3 and the lot to the east was rezoned 10 years ago to C-3.

Ebert asked if the red on the map denoted the C-3 zoning. Chmiel said yes, except a small lot that is in the application process of rezoning to C-3.

Ebert asked if new apartments on 12th and Bluemont are zoned C-3. Chmiel said it is a PUD. Ebert asked if that would be in the Urban Core Residential. Chmiel said no.

Ball commented on Adam's memo, asserting that the Planning Board was interested in a Bluemont corridor study as stated in the Comprehensive Plan, not in the interest of commercialization or upzoning. Adam said that a Bluemont corridor study is a low priority since Aggieville and Downtown plans are in the works or being implemented,

and the UCR was just rezoned, so there is no need to either commercialize or residentially upzone the corridor. Ball said the purpose of the study is to help determine the future of the corridor and make recommendations for a course of action. He agrees that this is a low priority for staff.

Anderson commented that Blue Earth Plaza seems like an obvious place for a gateway to the riverfront development. He asked if the Multimodal Integration Plan included public transportation. Chmiel said yes.

Anderson said that is really important, especially for bicycle safety. He also thinks Pottawatomie County needs to adopt a building code. He commented that for illegal non-conforming uses to become legal they must be inspected for safety and occupancy to restore the older neighborhoods.

Ebert asked if the UDO was on schedule. Chmiel said the UDO will be delayed a month so it can be properly vetted to the public. Ebert asked if this was due to complexity or an issue with the consultant. Chmiel said there are many new concepts and staff also wants to make sure this process is done correctly.

Ebert asked if the UDO will require the Comprehensive Plan to be modified. Chmiel said no, the UDO is a large fulfillment of many objectives of the Comprehensive Plan.

Ebert asked if tiny homes would get a specific color on a map or if they will be integrated into existing districts. Adam said the density range for tiny houses would put them in the same category as manufactured homes. Those density ranges are described in the Comprehensive Plan, while the specific style of house is not.

Ebert asked if the Comprehensive Plan has any specific language that would need changed. Chmiel said the Comprehensive Plan does not say where a trailer park will go in the future but does specify densities and land uses. He also commented that tiny homes are meant to be independent developments, not incorporated into existing neighborhoods.

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

Stith expressed his gratitude for the City of Manhattan's support with the first annual Flint Hills Regional Conference and plans to hold the second annual conference next year in Junction City.

Anderson said that he will be visiting the Zipline Park this weekend and commented that it has become very popular.

Ebert commented that the southern portion of the downtown redevelopment project was a big undertaking but turned out to be a great asset. He feels using Blue Earth Plaza as a gateway to a future riverfront development could be very popular.

Meeting was adjourned at 8:10 p.m.

Submitted by Lesley Frohberg, Planning Intern