

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

August 6, 2018

MEMBERS PRESENT

Debbie Nuss, *chair*
Phil Anderson
John Ball
Ken Ebert, *vice-chair*

Neil Parikh
Jerry Reynard
Gary Stith

MEMBERS ABSENT

none

STAFF PRESENT

Chad Bunger, Asst. Comm. Development Director
Carol Davidson, Senior Planner
John Adam, Senior Planner

Nuss called the meeting to order at 7:02 p.m.

I. OPEN PUBLIC COMMENTS

There were none.

II. CONSENT AGENDA

1. Approve the **MINUTES** of the July 16, 2018, Manhattan Urban Area Planning Board meeting.

Stith moved that the Board approve the Consent Agenda; Reynard seconded. Motion passed 7–0–0.

III. GENERAL AGENDA

1. Table the **Public Hearing** to consider the CONCURRENT PLAT, known as Keyser Addition, for a 1.08 acre tract of land into two lots, generally located at 2024 Browning Avenue (*applicant: Dale & Roberta Keyser; file no. SUB-18-043*)

Stith moved to table the item to August 20, 2018; Reynard seconded. Motion passed 7–0–0.

2. A **Public Hearing** to consider **AMENDING** Ordinance Nos. 4992, 6012 and 6353 of the Plaza West Commercial Planned Unit Development to allow for a car dealer's

license to sell cars within the new Car Museum located at 3007 Anderson Ave
(*applicant: Icon Investments; file no. PUD-18-042*)

Nuss read the hearing rules. Davidson presented the staff report, detailing the history of the site and the current proposal to put in a car museum with displays, ways to view restoration work, and a commercial kitchen to cater special events. The owner also wants to be able to sell the stock to rotate automobiles on display. Davidson presented staff's findings and recommended approval.

Ebert asked if adding the auto sales use is the reason for the PUD amendment. Davidson said it was that and changes to the signage plan.

Stith asked if trees were being added to the parking lot—it looked that way on the site plan. He asked if this PUD amendment were an opportunity to improve the landscaping, to bring it closer to current standards. Davidson said that had not been discussed with the applicant. Stith asked if there should not be a provision to allow them to have the occasional outdoor event. Davidson said they can still apply to the City Manager's office for a special event permit like other businesses. Stith said he hoped that the car repair aspect would not be a commercially available enterprise.

Nuss asked if the flooding risk had been considered. Davidson deferred the question to the applicant.

Ebert asked if the applicant owned the building or would be leasing. Davidson said the applicant owns the building. Ebert echoed Stith's desire to see more trees in the parking lot. Ball echoed it as well, noting the current landscaping is "sparse".

Public hearing open.

Brent Bowman, 228 Poyntz Avenue, said the additional signage would be "art panels" that change periodically. He noted that there was a mistake on the plan: the primary sign would be backlit, and not "not illuminated" as shown on the elevation plan. He said the applicant would like to improve the landscaping, but had not decided quite what to do; he said there were infrastructure considerations to be accounted for. He said the repairs would not be a commercial enterprise.

Reynard asked if the art panels would be moving-copy signs. Bowman said no, they would be static signs changed periodically or seasonally.

Ebert asked what their schedule was for opening. Bowman said they are just waiting on the blessing of the City, but they are close to being ready.

Ball noted the area is subject to flooding; he asked if they were taking any precautions. Bowman said the building itself is not in the floodplain, so they were not concerned and, in any case, they are not required to floodproof the building for a change of use.

Davidson corrected the applicant's architect: the building is in the 100-year floodplain. Applicant is adding a propane tank that they will have to elevate.

Public hearing closed.

Stith asked how the Board could condition its recommendation to accommodate the applicant's desire to illuminate the sign (contrary to the original submittal). Ball suggested changing "...sign shall be permitted..." to "...illuminated sign shall be permitted...".

Stith said this is an opportunity to say landscaping will be upgraded to current requirements. Nuss said the parking lot's current configuration might make that very difficult to accomplish.

Bowman said the applicant has talked about improving the landscaping, but noted that there are numerous catch basins that they have to deal with. He said the applicant would like to beautify the site.

Stith asked if the City could leave the details on the landscape design up to the applicant without requiring a return hearing on the matter. Davidson said staff can approve the landscaping administratively. Ball echoed Stith's concern. Bunger confirmed that staff can approve non-substantial modifications of a PUD under Section 9-108 of the Development Code.

Ebert asked if the pending adoption of the updated code (UDO project) might create problems for the applicant. Davidson said this and every other PUD will be unaffected because they each have their own set of rules adopted by individual ordinances.

Ball moved to recommend approval of the proposal to amend Ordinance Nos. 4992, 6012, and 6353 of the Plaza West Commercial Planned Unit Development to allow for a car dealer's license to sell cars within the new car museum located at 3007 Anderson Avenue based on the findings in the staff report and with the three conditions of approval, with the word "illuminated" inserted before "sign" in the third condition; Ebert seconded. Motion passed 7-0-0.

3. REPORTS and COMMENTS by Board Members and Staff

Anderson spoke about the economic benefit of sports tourism. There was discussion around that topic for a few minutes. Stith asked what involvement City staff would have in the Blue Township study Pottawatomie County is undertaking as a side project to their comprehensive plan amendment. Bunger said we were not completely sure yet the extent of staff's involvement. Nuss said she was pleased to see the new bus routes in operation; she saw one stopping regularly and being used at the Douglass Center on Yuma.

Meeting was adjourned at 8:13 p.m.

Submitted by John Adam, Senior Planner