

# MINUTES

## MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue

**October 1, 2018**

### MEMBERS PRESENT

Ken Ebert, *chair*  
Phil Anderson  
John Ball

Debbie Nuss  
Jerry Reynard, *vice-chair*

### MEMBERS ABSENT

Gary Stith  
Neil Parikh

### STAFF PRESENT

Chad Bunger, Asst. Director of Community Development  
John Adam, Senior Planner

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

### I. OPEN PUBLIC COMMENTS

Aaron Schroeder, 153 Bethany Drive, applauded the City and County's efforts during and following the recent flood. Schroeder expressed his concern that added runoff is exacerbating the flooding problem in Wildcat Creek and it needs to be taken more seriously. He suggested implementing a requirement for developers to add water retention systems into their developments to decrease the impacts of runoff. He is concerned about the homes that have not historically been in a flood plain but now are as the problem seems to be getting progressively worse.

Ball commented that process is already in place, they do not approve any new development in the catchment area unless the developer can demonstrate that they will not increase the runoff into Wildcat Creek. There are only two options; create catchment areas to slow the runoff or remove or adapt the structures in the flood areas to mitigate flood damage.

Schroeder asked if a third-party water engineer is verifying the information. Ball said yes, it is verified by the City.

Bunger said the standard states that all development over 0.5 acres has to provide a pre-development and post-development runoff analysis. The rate of runoff is reviewed and the City requires plans to maintain the pre-development rate of runoff. All work submitted by the developer is confirmed with City Engineers.

Schroeder asked if that was a recent policy. Bunger said that process has existed since at least 2007.

## **II. CONSENT AGENDA**

1. Approve the **MINUTES** of the September 17, 2018, 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 for the **REZONING** of a 4.69-acre unplatted tract of land from “AG” (Agricultural District) to “SF-1” (Single Family Residential), generally located approximately 1820 feet south of Pillsbury Drive, south of the Crestline Drive cul-de-sac (*Briggs*).

Isaac presented the staff report which described the history, location and physical characteristics of the subject property. Staff recommended approval of the rezoning and the concurrent plat.

Isaac announced that the Board of County Commissioners would hear the request on October 18, 2018, at 10:45 am, in the County Commission Chambers.

Ebert opened the public hearing.

Kelly Briggs, 753 Crestline Drive, stated he was the applicant and county staff did a good job presenting the request and asked if the Board had any questions for him.

Reynard asked if he understood correctly that the request was to help prevent fires.

Briggs stated his house is located within 30 feet of cedar trees. His intentions are to remove the cedar trees and mow the native grass. Briggs stated he has neighbors that have done a wonderful job of cleaning up some over grown pastures and the only way to keep that up is with annual burning. He said they have had some close calls with pasture burning.

Ebert closed the public hearing.

**Nuss moved to recommend approval of the proposed rezoning to the Board of Commissioners of Riley County to rezone the subject property from county zoning designation “AG” (Agricultural District) to county zoning designation “SF-1”; Reynard seconded. Motion passed 5–0–0.**

2. A **PUBLIC HEARING** to consider the request to **PLAT/REPLAT** Lot 1, Sugarbush Subdivision, Unit Two, Lot 1, Sugarbush Subdivision, Unit Four, and a 4.69-acre unplatted tract into two residential lots (*Briggs*).

*See General Agenda Item 1 for discussion and public hearing.*

**Nuss moved to recommend approval of the Concurrent Plat of Sugarbush Subdivision, Unit Five, as it has been determined that it meets the requirements of the Manhattan Urban Area Subdivision Regulations, Riley County Zoning Regulations and Sanitary Code; Reynard seconded. Motion passed 5–0–0.**

3. A **PUBLIC HEARING** to consider the **PRELIMINARY AND FINAL PLAT** for Hudson Addition, a 0.95-acre, three-lot subdivision in the R-1 zoning district located approximately 265 feet north of the intersection of Hudson Avenue and Claflin Road (*applicant: Thompson; file no. SUB-18-050*).

Adam presented the staff report, detailing the plat layout, and recommended approval of the preliminary and final plat with the permitted variation to Section 10-207(B)(3) to allow a minimum of 75 feet between driveway centerlines.

Ball asked what the spacing will be. Adam replied each of the lots is 66 feet wide so they driveways will be approximately 110 feet apart.

Ebert opened the public hearing.

Michele Goolsby, 3437 Chimney Rock Road, and Jessica Pollock, 3438 Chimney Rock Road, expressed their concerns for the development of the site. They shared their concern for the existing home on the site because it is dilapidated and vermin live in the abandoned home. They are worried that the vermin will vacate the abandoned home when it is demolished and relocated into their properties or to the Amanda Arnold Elementary School. They are also concerned about the heavy traffic and adding three driveways onto Hudson Avenue. They said there is high pedestrian traffic on the sidewalks along Hudson Avenue which is a safety risk for children walking to and from school.

Reynard asked what is living in the home. Goolsby replied rats, muskrats, raccoons, and cats.

Reynard commented that these are all over Manhattan. Goolsby agreed but stated that demolition of the home will push them into neighboring properties. She commented that she is also concerned with construction and traffic.

Reynard asked if was traffic was all day long or just during school times. Pollock said it calms down during the school day but is congested at the start and release of school. Goolsby added that traffic backs up to Anderson Avenue.

Reynard commented that developing the lot would eliminate the vermin issue.

Pollock said she is concerned about three new driveways and the safety of residents because congestion makes it difficult for emergency vehicles to access the neighborhood. Goolsby added that she has called the Riley County Police to report vehicles blocking her driveway.

Nuss asked if Goolsby and Pollock have called Code Enforcement to address the neglected property. Goolsby said no.

Ebert asked if the home was occupied. Goolsby replied no, it has been vacant since the current owner purchased the property.

Ebert commented to the Board that the current condition of the building is not a zoning and platting issue.

Jeffrey Hancock, SMH Consultants, shared that the City Engineer said there is about 2,000 vehicles per day traveling on Hudson Avenue and acknowledged that there is a traffic issue when school is starting and ending but he did not feel three driveways would exacerbate the existing problem. Hancock said the existing home is uninhabitable and will be torn down.

Nuss asked if the property owner would be willing to eliminate the rodents on the property before demolition so they do not relocate into the neighborhood. Hancock said he cannot speak on behalf of the property owner.

Ball asked if the owner plans to sell vacant lots. Hancock said the owner plans to tear down the existing home and build three new homes on the lots to sell.

Ebert closed the public hearing.

Adam reiterated Ebert's caution that the subdivision review criteria do not include the house's current conditions. He added that single-family homes generally add 10 average daily trips, adding that to the existing 2,000 average daily trips will be negligible. It may be pertinent for the applicant to consider the driveways across the street for driveway locations but the City Engineer is comfortable with 75 feet between driveway centerlines.

Nuss clarified that the plan that is presented now has 115 feet between driveway centerlines, and asked why 75 feet was a concern.

Adam said the access spacing standards on a collector street are a minimum of 150 feet and for a local 75 feet. The City engineer recommended 75 feet spacing. The 115 feet Nuss referred to was only a not-to-scale illustrative graphic.

Reynard asked if Hudson Avenue could be widened. Adam said he does not think there are plans to do so, especially with such low volumes.

Nuss asked if the school district has any plans to reconfigure their driveway area. Bunger said he is not aware of any plans.

Ball said in the working group discussions he does not recall them mentioning the Amanda Arnold traffic. Anderson said every school in the City is busy two times a day, so he does not believe that three driveways will greatly affect that.

Ebert asked where the driveway of the north adjacent property was. Adam said their access point is on the local street.

**Ball moved to recommend approval of the Preliminary and Final Plat for Hudson Addition with a variation to the driveway spacing requirement in Section 10-207-B3, a 0.95-**

**acre, three-lot subdivision in the R-1 zoning district located approximately 265 feet north of the intersection of Hudson Avenue and Claflin Road based on the Manhattan Urban Area Subdivision Regulations; Reynard seconded.**

Ball commented that the zoning and platting of the property is a concern for the planning board but the demolition and potential vermin issue is beyond the board's scope of work. That is a public health and safety issue to address with Code Enforcement.

**Motion, as originally stated, passed 5-0-0.**

4. REPORTS and COMMENTS by Board Members and Staff

Nuss asked if the school district has had conversations with Community Development about proposed improvements to the elementary schools. The School Board approved the purchase of 600 Osage Street to add parking for the Woodrow Wilson Elementary School and she has observed proposals of additional parking and removal of green space. Nuss wants to confirm that they align with UDO standards. Bunger said they have discussed those topics.

Nuss said a plan for the Lee Elementary School significantly impacts the green space. Bunger said green space is an engineering standard that is not in the UDO and he cannot anticipate parking will be an issue unless it is drastic increases.

Anderson commented that the Starbucks on Bluemont Avenue has been a constant problem. He suggested a sign to inform cars not to block the road and sidewalk.

Nuss asked if the school districts plan will be reviewed by the board. Bunger said they have been reviewed by the board in the past but they are under review of the State Fire Marshall.

Nuss commented that the 600 Osage Street site would have to go to the Board of Zoning Appeals. Bunger replied that it will go through a municipal review. Adam said a pre-application meeting is scheduled for tomorrow.

Ebert asked for a UDO update. Bunger said all three modules are being reviewed by the consultant and a final draft should be available in the coming months.

Ebert asked when staff would present an update about nonconformities. Adam said it will be presented at the next meeting.

Ball commented that parking was not mentioned as a priority project in the School Board working group; the focus was on security, single point access, and additional classroom space. Nuss said she viewed plans showing additional parking.

Meeting was adjourned at 7:58 p.m.

Submitted by Lesley Frohberg, Planning Intern