

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

November 19, 2018

MEMBERS PRESENT

Ken Ebert, *chair*

Debbie Nuss

Neil Parikh

Gary Stith

MEMBERS ABSENT

Phil Anderson

John Ball

Jerry Reynard, *vice-chair*

STAFF PRESENT

Chad Bunger, Asst. Director of Community Development

John Adam, Senior Planner

1. CALL TO ORDER

- 1.1. Ebert called the meeting to order at 7:00 p.m. Staff called roll and stated there was a quorum.
- 1.2. Open Public Comments: there were none.

2. CONSENT AGENDA

- 2.1. Approve the minutes of the November 5, 2018, Manhattan Urban Area Planning Board meeting.
- 2.2. Consider the final plat of Kimball Townhomes, Unit 2, a one-lot replat of Lot 21 of Kimball Townhomes vacating and adding 42,017 square feet of right-of-way at the northwest corner of Anderson Avenue and Kimball Avenue–Scenic Drive intersection (applicant: Bayer Constr. Co.; file no. SUB-18-062).
- 2.3. Consider the final plat of Four Winds Village, Unit 2, a one-lot replat of Tract B of Four Winds Village vacating and adding 18,968 square feet of right-of-way at the northeast corner of Anderson Avenue and Sundance Drive (applicant: KF Rentals; file no. SUB-18-064).

Stith moved that the Board approve the Consent Agenda; Parikh seconded. Item 2.2 and 2.3 passed 4–0–0; item 2.1 passed 3–0–1 with Nuss abstaining.

3. GENERAL AGENDA

- 3.1 Remove from the table and conduct a public hearing to consider the concurrent plat of DCL Properties Addition, a partition of a 4.04-acre lot into two lots located at 1132 Hayes Drive (Applicant: Larry Hill; file no. SUB-18-063).

Stith moved to remove the item from the table and conduct a hearing; Parikh seconded. Motion passed 4-0-0.

Adam presented the staff report for the partition lot zoned I-2, Industrial Park district, into two lots each approximately two acres. He recommending approval based on compliance with Secs. 6-305 and 6-403 of the Subdivision Regulations.

Ebert opened the public hearing.

Larry Hill, 1424 SE Monroe St., Topeka, (applicant and owner) said there was a large portion of the lot sitting unused, so he decided to split it off and offer it for sale. He said he could any questions the Board might have. They had no questions.

Ebert closed the public hearing.

Stith moved to approve the concurrent plat of DCL Properties Addition, a partition of a 4.04-acre lot into two lots located at 1132 Hayes Drive; Parikh seconded. Motion passed 4-0-0.

4. WORK SESSION

- 4.1. Overview of NeighborhoodMHK program

Bunger said NeighborhoodMHK is a program to help citizens help themselves. It aims to bring people together to talk about issues in their neighborhoods and gives them ways to address those issues with some technical help from City liaisons. Conversely, other departments of the City that are planning projects in an area—such as a street project or park master plan—can ask the liaison to put them in touch with neighborhood leaders.

Bunger shared the program's map of neighborhoods, which follow Census block group boundaries and closely follow the boundaries of the City's biennial community satisfaction survey.

Nuss asked if the program is intended to help neighborhoods participate in the development of the capital improvements program and the budget, and to help them get to consensus on projects they would like to see in the CIP. Bunger said there could be some of that. Nuss provided an example of an intersection (Juniper & Sumac) where a traffic circle was tried but it failed to calm traffic; a new solution is in place that many like and many dislike. She asked how the liaison would help with working with Public Works. Bunger said the planner would act as a facilitator to try tactical urbanism projects to find a better solution.

Stith said he was pleased that this program involves other departments that can utilize the structure to enhance public outreach. Bunger said Parks & Recreation is already using it to do trails planning. The Bicycle & Pedestrian System Plan will use the program neighborhoods to do demonstration projects in.

Stith said he would like to see the CIP be put together neighborhood by neighborhood to address their specific issues. Bunger agreed, and said he hoped that this could touch other areas like education in the future.

Ebert asked how communication was handled, noting that Bunger had said some were already "signed up". They discussed the fact that there were no well-defined neighborhoods in Manhattan as are found in other cities. Ebert asked what benefit came for a neighborhood association to be registered with the City. Bunger said there are not a lot of benefits, other than the association receiving land use notices when their boundaries intersect notification areas. He said there used to be quarterly meetings that were discontinued because they did not lead to solutions so much as exist as opportunities for people to complain about their neighbors.

Ebert asked if there was an intent to develop leadership within the neighborhoods or would they always be dependent on their liaisons? Bunger said that would be an objective, but not every neighborhood will take the same path. He noted that the Northview area is already ahead of the curve in this regard.

5. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

5.1. Planning updates from staff

Adam said there was a rezoning hearing at their next meeting. He said there were no external applications for the December 17 meeting, but staff might put together items for a study session. He asked members to let him know if they would be able to make the meeting.

5.2. Comments from Board members

Stith said the Regional Council has received a \$600,000 grant from the Environmental Protection Agency to identify brownfield sites in the region and to develop clean-up plans the owner can then use to apply for remediation funding. The goal is to get contaminated properties back into economic use.

5.3. Next meeting. Ebert announced that the next meeting is on December 3rd.

6. ADJOURNMENT

Meeting was adjourned at 7:40 p.m.

Submitted by John Adam, Senior Planner