

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

December 3, 2018

MEMBERS PRESENT

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

Neil Parikh
Jerry Reynard, *vice-chair*
Gary Stith

MEMBERS ABSENT

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 19, 2018, Manhattan Urban Area Planning Board meeting

Nuss noted that under item 4.1 the intersection she had meant to call out was Juniper and Sumac, not Kingwood and Sumac. It was also noticed during voting that Reynard was listed as present when he was gone.

Stith moved that the Board approve the Consent Agenda as corrected; Nuss seconded. Motion passed 4–0–3 with Anderson, Ball, and Reynard abstaining.

3. GENERAL AGENDA

- 3.1. A public hearing to consider rezoning two lots containing 0.27 acres from R-3, Multiple-Family Residential District, to R-3/UO, Multiple-Family Residential District with University Overlay District (Applicant: ELCA Campus Lutheran Ministry; file no. REZ-18-072)

Adam presented the staff report for the item, finding that the overlay is appropriate in this location because it applies to residential districts, it is proximal to the campus, and it ties in with the City-led upzoning of this area in 2015. He recommended approval based on consideration of the factors in Sec. 15-403(A) of the Zoning Regulations.

Ebert opened the public hearing.

Emily Koenig, 6550 Harbour Haven Drive, (agent) said she was available to any questions the Board might have. They had no questions.

Ebert closed the public hearing.

Stith moved to approve the rezoning of 1810–1812 Todd Road from R-3, Multiple-Family Residential, to R-3/UO, Multiple-Family Residential with University Overlay; Nuss seconded. Motion passed 7–0–0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

4.1. Planning updates from staff

Adam said the December 17 meeting was cancelled.

4.2. Comments from Board members

Ebert said he had heard Bunger on the radio that morning talking about Wildcat Creek resiliency plan. Not having been able to finish listening, he asked Bunger to explain the project briefly.

Bunger said they were going to put out a request for qualifications for a consultant to develop a flood model to be better able to predict problems and better protect businesses and homeowners.

Nuss asked how many people were still displaced from the September floods. Bunger said almost all of Redbud manufactured home park and some residents of Evergreen Terrace apartments are still displaced, and in some cases will not be returning, meaning that those places will not be re-inhabited. He said the City is trying to obtain buyout funds.

Stith asked about the grant for upgrading the levy. Bunger said the funding was for raising the height of the levy by 18–24 inches to meet the original design height, and for upgrading flood-gates, wells, and drainage systems. He said design had already been funded and was in process now. He anticipate levy construction to take place in 2021.

Stith asked if raising the levy would affect U.S. Highway 24. Bunger said no: the Highway 24 bridge, railroad, South Manhattan Avenue were known gap that requires sandbagging to protect the city during floods. He said those gaps would not

be eliminated unless there were other funding.

Ebert asked if the Linear Park Trail would be rebuilt or was that just something the City placed on top of the levy. Bunger said he doubted the trail was part of the original levy plan, but to his knowledge it will be put back after the levy is raised.

Anderson asked if he correctly understood reading that most of the construction would be on the north end of the levy. Bunger confirmed that the section of levy along the Kansas River had been built to specifications; it was the Blue River portion that needed to be raised.

4.3. Next meeting. Ebert announced that the next meeting is on January 7, 2019.

5. ADJOURNMENT

Meeting was adjourned at 7:20 p.m.

Submitted by John Adam, Senior Planner