

# MINUTES

## MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue

**September 5, 2019**

### MEMBERS PRESENT

Ken Ebert  
Phil Anderson  
John Ball

Jerry Reynard, *chair*  
Debbie Nuss

### MEMBERS ABSENT

Neil Parikh  
Gary Stith, *vice-chair*

### STAFF PRESENT

Chad Bunger, Asst. Community Development Director; Barry Beagle, Senior Planner; John Adam, Senior Planner and Ben Chmiel, Planner III

## 1. CALL TO ORDER

- 1.1. Reynard 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 August 19, 2019 Manhattan Urban Area Planning Board meeting
- 2.2. Consider the final plat of Colbert Hills, Unit Five, a 71.9-acre, 3-lot replat of Tract 6 of Colbert Hills, Unit Four, located on the south side of Colbert Hills Drive and generally between Grand Mere Parkway and Vanesta Drive (*file no. SUB-19-055; owner/applicant: Kansas State University Golf Course management and Research Foundation*)
- 2.3. Consider the final development plan of Colbert Hills Stay-and-Play Planned Unit Development, a 6.3-acre commercial PUD consisting of two 16-bed lodges on property located on the south side of Colbert Hills Drive approximately 650 feet east of Grand Mere Parkway (*file no. PUD-19-036; applicant: Kansas State Univ. Golf Course Mgmt. & Research Fndtn.*)

**Ball moved that the Board approve the Consent Agenda; Ebert seconded. Motion passed 5-0-0.**

### **3. WORK SESSION**

#### **3.1. Review of portions of the Unified Development Ordinance, covering parking and landscaping requirements**

Ben Chmiel presented the parking requirements of the UDO.

Ebert asked how many dwelling units were the minimum to classify a building as multi-family residential; Chmiel told him it is three units. Ebert asked about parking requirements for Veterinary Clinics, since the regulations listed did not specify any requirements. Chmiel clarified that those requirements are for Veterinary Clinics that handle large animals only, there are separate parking standards for small animal clinics. Under change of use, Ebert wanted to know the origin of the parking requirements for those situations. Chmiel said it's often difficult for sites to add parking when the use of a site changes, this section allows for more flexibility. Ebert then asked about K-State game day parking being discussed in multiple locations and wanted to know what happens if someone wants to exceed the maximum allowed parking. Chmiel said they would have to request an exception or submit for a special study. Anderson asked if the Starbucks on Bluemont adheres to the proposed regulations. Chmiel said he is unable to answer at this moment. Anderson emphasized that this location is hazardous because it backs up traffic onto Bluemont Avenue. He asked if there is a sign that instructs traffic not to block pedestrians while waiting to get into the queue. Chmiel said there is not such a sign.

John Adam presented the landscaping requirements of the UDO.

Ebert wanted to know why some trees are listed in both columns as not permitted while others are not. Adam said the trees that are explicitly prohibited in the right-of-way because they are inherently problematic. For example, fruit trees are messy and other tree species have shallow roots. Adam said he believes it was simply two separate lists that had been brought together. Staff would review it and simplify it. Ebert said he recently had some landscaping done on his property and noticed the new regulations would prohibit all pear trees and wanted to know why. Adam said that specific portion of the regulations was designed by the Forestry department. Reynard asked whether it would be easier to have a list of trees that are permitted rather than a list of those that are not. Adam said staff would consult with the City Forester on the list. Ball agreed that some portions of the regulations made sense as some trees shed and can be problematic. He said he has a hard time supporting the list of prohibited trees without knowing the rationale behind it though. Anderson commented that the silver maple is a beautiful tree but it is frail and prone to damage during storms. Reynard wanted to have a list of approved trees because there are specific trees that thrive in this region and the rest are just a risk. Ball said if there is a regulation prohibiting a species of tree throughout the entire city, there should be some form of public impact that the city is trying to mitigate. Ebert mentioned some formatting issues with the regulations. Adam noted that when the consultant receives the final draft of the regulations, they will be reviewing and cleaning up the document.

### **4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF**

#### **4.1. Planning updates from staff**

Bunger mentioned future items that will be brought before the Board, including billboards,

USD 383, and Fort Riley noise disclosure.

4.2. Comments from Board members

Anderson mentioned seeing a motorized scooter and motorized unicycle along Poyntz Avenue. From reviewing images of the Downtown area, he noticed that modes of transportation are changing. He wanted to know what the City was planning on doing with this shift in transportation. Bungler said the State has defined electric scooters and other modes of electric vehicles as bicycles. He believes that the City Commission is going to address the electric scooter issue soon. If a company wants to scatter them across the city, they would enter some form of partnership with the City and establish regulations.

4.3. Next meeting. Chair announced the next meeting is September 16, 2019 at 7:00 p.m.

**5. ADJOURNMENT**

Meeting was adjourned at 7:40 p.m.

*Submitted by Dre'Vel Taylor, Planning Intern*