

# MINUTES

## MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue

**September 16, 2019**

### MEMBERS PRESENT

Ken Ebert  
John Ball  
Debbie Nuss

Neil Parikh  
Jerry Reynard, *chair*

### MEMBERS ABSENT

Phil Anderson  
Gary Stith, vice-chair

### STAFF PRESENT

Eric Cattell, Community Development Director; Chad Bunger, Asst. Community Development Director; Barry Beagle, Senior Planner; John Adam, Senior Planner

## 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 September 5, 2019 Manhattan Urban Area Planning Board meeting

**Ball moved that the Board approve the Consent Agenda; Ebert seconded. Motion passed 4-0-1.**

## 3. GENERAL AGENDA

- 3.1. A PUBLIC HEARING to consider a **MUNICIPAL FACILITY REVIEW request to redevelop the Keith Noll Maintenance Center** by replacing an office building and shop building with a single one-story 11,630 sq. ft. building at 2031 Casement Road (*applicant: USD 383; file no. MFC-19-059*)

Barry Beagle presented the Municipal Facility Review request to redevelop the Keith Noll Maintenance Center.

Ebert asked the applicant how and when it was determined that the existing structure was not financially feasible to renovate. Patricia Brooke-Fruendt, 4040 Tamiel Drive, said she is currently housed in the existing building, which is rapidly crumbling, is full of asbestos, and is not ADA compliant. Ebert asked if this project was put into the USD 383 Bond. She said

no, the original plan was to invest a million-dollar renovation project to try preserve the facility. After consulting with administration and experts, it was determined that it was more prudent to raze the current structure and build a new, more energy-efficient structure that would better meet their needs.

Nuss asked city staff if project was brought before the Historical Resources Board prior to planning its demolition even though the Strong Building is not designated historic. Beagle said it was not. Nuss asked when the last time the School Board had invested in any renovation project at this facility. Chuck Johnson, 2032 Beck Street, said it was condemned twenty-five years ago. Ebert asked what the fence would cost and whether they would install a new fence or just install new slats. Brooke-Fruendt said that they have not received an estimate for that portion of the project, but they would be removing the existing fence and installing a new seven-foot high screening fence after construction. Ebert asked the total dollar amount of the project, Brooke-Fruendt said it is just over two million dollars and is already over budget. Eric Reid, 4100 Eagle Valley Drive, said the project is over budget due to combining projects. Reid acknowledged that the school district would install the fence sooner if they received a favorable bid.

**Ball moved that the Board vote to recommend approval of the redevelopment of the Keith Noll Maintenance Center located at 2031 Casement Road with the conditions of approval outlined in the city staff report. Parikh seconded. Motion carried 5–0–0.**

#### **4. WORK SESSION**

- 4.1 Review of the process for disclosing potential noise impacts to property owners, buyers, realtors, and developers resulting from training activities on Fort Riley

Eric Cattell presented the noise impact disclosure.

Ebert asked if the maps and documents are available online. Cattell said they are available through Riley County GIS, but are obscurely located. He said he will talk to the county and try to have it relocated. Cattell said it will also be located on the City's website. Ball commented that shifting the noise impact line arbitrarily east results in many more homes being covered in the Land Use Planning Zone (LUPZ). Cattell said he understands but Fort Riley mandates the LUPZ and the City of Manhattan should include dialogue addressing it in the Unified Development Ordinance. Ball said that as technology changes, the noise impact can change and become less severe.

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

- 5.1. Planning updates from staff

Beagle mentioned the October 7 and October 21 meetings will include a PUD amendment for Abbott's Landing and a final plat for the K-State Research Park.

- 5.2. Comments from Board members

Nuss asked about the UDO discussion at the previous City Commission hearing where a Commissioner asked about the four-person occupancy issue. She wanted to know whether that will go anywhere or will the issue come before the MUAPB. Bunger said he is unsure what the exact next step is but staff will have a meeting and probably have a work session

with the City Commissioners about possible solutions. He said the MUAPB needs to be involved in that as well so staff will figure out the timeline for all of that. Nuss asked if that will be done sooner rather than later, Bunger said yes.

Neil Parikh said he will be absent on the October 7 meeting.

5.3. Next meeting. Chair announced the next meeting is Monday, October 7, 2019

## **5. ADJOURNMENT**

Meeting was adjourned at 7:58 p.m.

*Submitted by Dre'Vel Taylor, Planning Intern*