

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**September 18, 2006**  
**7:00 p.m.**

**MEMBERS PRESENT:** George Ham, Acting Chairperson; Jerry Reynard; Stephanie Rolley; Mike Kratochvil; Mike Hill; Mike Toy.

**MEMBERS ABSENT:** Harry Watts.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Jeremy Frazzell, Planner; Cam Moeller, Planner; Rob Ott, City Engineer.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE AUGUST 21, 2006, AND SEPTEMBER 7, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETINGS.**
2. **APPROVE THE FINAL PLAT OF THE STOWE-BURTON ADDITION, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF LEAVENWORTH STREET AND N. 5<sup>TH</sup> STREET (APPLICANT/OWNER: GARY STOWE).**

Hill moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

1. **TABLE CONSIDERATION OF ANNEXATION AND THE PUBLIC HEARINGS TO CONSIDER THE REZONING, A STATE OR MUNICIPALLY OWNED AND OPERATED PUBLIC UTILITY OR PUBLIC FACILITY AND THE CONCURRENT PLAT OF THE PROPOSED KANSAS VETERANS' CEMETERY, AN APPROXIMATE 90-ACRE TRACT OF LAND, GENERALLY LOCATED SOUTH AND WEST OF WILDCAT CREEK ROAD AND CORPORATE DRIVE INTERSECTION. (APPLICANT/OWNER: STATE OF KANSAS – KANSAS COMMISSION OF VETERAN'S AFFAIRS.)**

Rolley moved that the Board table the Public Hearing to the Monday, October 16, 2006, Manhattan Urban Area Planning Board meeting. Reynard seconded the motion, which passed on a vote of 6-0.

2. **A PUBLIC HEARING FOR A STATE OR MUNICIPALLY OWNED AND OPERATED PUBLIC UTILITY OR PUBLIC FACILITY FOR A PROPOSED EXPANSION OF THE RILEY COUNTY LAW ENFORCEMENT CENTER LOCATED AT 1001 S. SETH CHILD ROAD. (APPLICANT/OWNER: BOARD OF COUNTY COMMISSIONERS RILEY COUNTY)**

Zilkie presented the Staff Report, recommending approval.

Lance Luftman, Assistant Director of the Riley County Police Department, provided the Board with an overview of the project, indicating it was needed for higher-risk inmates. He informed the Board that the proposal has received approval from the Law Board and the Riley County Commission. Luftman strongly encouraged the Planning Board to grant the request.

Luftman answered questions from the Board regarding inmate levels and prospects for future expansion. He said they will only use about half of the new addition initially, which will leave room for additional cells in the future. With regard to off-street parking he indicated that most inmates don't have cars on-site and that the existing parking will adequately meet their needs, even after adding five new corrections officers.

Bruce McMillan, architect for the project, provided clarification on certain design details of the proposed addition, indicating that the current building exterior consists of split-face block. The addition will be pre-cast concrete panels of the same color as the existing exterior.

Hill asked about the elevation of the Law Enforcement Center in relation to the base flood elevation. McMillan said the lowest level of the building is between 3 to 5 feet above base flood elevation.

Ham opened and closed the Public Hearing, with no one speaking.

Kratochvil moved that the Board find that the public interests to be served by the proposed Municipal Facility outweigh the impacts upon the legitimate community interests, and recommend approval of a proposed expansion of the Riley County Law Enforcement Center, based on the findings in the Staff Report, with the following condition:

1. The expansion shall be constructed as proposed.

Toy seconded the motion, which passed on a vote of 6-0.

3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE EIGHT TENTHS OF AN ACRE TRACT OF LAND GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF**

**HAYES DRIVE AND MCCALL ROAD FROM C-6, HEAVY COMMERCIAL DISTRICT, TO C-5, HIGHWAY SERVICE COMMERCIAL DISTRICT. (APPLICANT: RON OBERG/OWNER: BBV, LLC)**

Zilkie presented the Staff Report, recommending approval.

Rolley asked about the signage allowed in the C-5 District and Ham asked if the signage would be similar to the signage in the recently approved Limey Pointe PUD to the west. Zilkie explained the C-5 District's signage allowances, which are not as strict as in the Limey Pointe PUD. He said the signage in the proposed C-5 District would not necessarily be similar.

Hill asked if the Planning Board can place restrictions on the signage, as a part of the rezoning. Zilkie explained that, unlike a PUD, restrictions can not be placed on regular zoning.

Ron Oberg (1245 Bracken Ct, Wichita, KS, 67206), the applicant, discussed the proposed zoning which was for a proposed drive-up restaurant. He indicated his signs would conform to the C-5 District and that it would include a pole sign on the corner with a reader-board. He discussed the proposed landscaping, which will include adding plantings along the western edge of the parking lot area. He said the restaurant would have inside seating, an outdoor patio area and a drive-up window.

Ham opened the Public Hearing.

Dick Hayter, speaking as representative of an adjacent property owner, Kansas State University College of Engineering, spoke in favor of the proposal, indicating they were working with the applicant on an access agreement to maintain access to their building.

Ham closed the Public Hearing.

Reynard moved that the Board recommend approval of the proposed rezoning of an approximate .88-acre tract of land on the northwest corner of Hayes Drive and McCall Road from C-6, Heavy Commercial District, to C-5, Highway Service Commercial District, based on the findings in the Staff Report.

Rolley seconded the motion, which passed on a vote of 6-0.

4. **A PUBLIC HEARING TO CONSIDER THE REZONING OF AN APPROXIMATE ONE-HALF ACRE TRACT OF LAND GENERALLY LOCATED SOUTH OF FT. RILEY BOULEVARD, AND ON THE NORTH SIDE OF FAIR LANE BETWEEN S. 14<sup>TH</sup> STREET AND S. 15<sup>TH</sup> STREET FROM I-3, LIGHT INDUSTRIAL DISTRICT, TO LM-SC, LIGHT MANUFACTURING-SERVICE COMMERCIAL DISTRICT. (APPLICANT/OWNER: SINAA ABDULAMIR AND IMAD KHAMIS)**

Zilkie presented the Staff Report, recommending approval.

Reynard asked about screening requirements. Zilkie said six-foot sight obscuring screening is required for all outdoor storage, with the exception of automobile sales lots. He indicated that any outdoor storage of rental trailers and vehicles being repaired would need to be in a screened enclosure.

Grant Bannister (2029 Estella), spoke on behalf of the owner/applicant, indicating there was one neighbor who had expressed concerns about traffic. However, that issue would be solved by the turn-lane improvements on Fort Riley Boulevard scheduled for 2007. Bannister asked for the Board's approval of the proposal.

Ham opened and closed the Public Hearing, with no one else speaking.

Toy asked about traffic on Fair Lane. Zilkie said the I-3 District uses that are currently permitted on this property are similar to what is being proposed. Zilkie said Fair Lane should not be affected adversely with the proposed rezoning.

Rolley moved that the Board recommend approval of the proposed rezoning of 1423 Fair Lane from I-3, Light Industrial District, to LM-SC, Light Manufacturing-Service Commercial District, based on the findings in the Staff Report.

Reynard seconded the motion, which passed on a vote of 6-0.

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

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II