

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

November 18, 2019

MEMBERS PRESENT

John Ball
Debbie Nuss

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

MEMBERS ABSENT

Phil Anderson
Ken Ebert
Neil Parikh

STAFF PRESENT

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 October 21, 2019 Manhattan Urban Area Planning Board meeting
- 2.2. Approve the final plat of Northwing Addition, Unit Three, a 0.52-acre consolidation of two lots into one (*applicant: SMH Consultants; file no. SUB-19-075*)

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

3. GENERAL AGENDA

- 3.1. A public hearing to consider a PUD Amendment of Abbot's Landing to add a 36-square-foot monument sign for the Scooter's Coffee kiosk (*applicant: Phelps Engineering; file no. PUD-19-069*)

Beagle presented the staff report. City staff recommended approval with conditions.

Stith asked if the two additional parking stalls would be signed as employee parking only. Beagle said he would defer to the applicant. Stith asked if the signage that applicant was seeking was permitted within the C-2 and C-5 district. Beagle confirmed it is.

Justin Gulbrandson, representative for the owners of the Scooter's Coffee. Gulbrandson confirmed the parking stalls would be marked as employee parking only. He said they are seeking this amendment for additional visibility which is in character with that of other businesses in the area. Reynard asked if there was adequate parking for delivery from a large truck or semi. Gulbrandson said there would be enough space for delivery on the north end. Reynard asked if the truck would be blocking access to anything or impeding traffic, Gulbrandson said it would not be in the way.

Stith moved that the Manhattan Urban Area Planning Board recommends approval of the PUD amendment of Abbott's Landing PUD, as proposed, with the two conditions of approval recommended by City Administration, based on substantial compliance with Sections 9-104 and 9-108(B) of the Zoning Regulations and the findings in the staff report. Ball seconded. Motion passed 4-0-0.

3.2. A public hearing to consider a Development Code Amendment to add "group day care" as a permitted use in the C-5, Highway Service Commercial, zoning district (*applicant: City of Manhattan; file no. DCA-19-078*)

Adam presented the staff report. City staff recommended approval of the Development Code Amendment.

Stith said there is a real need for day care services in this community and any way that we can increase the opportunity for day care, we should accommodate it.

Stith moved that the Manhattan Urban Area Planning Board recommend approval of the code amendment to the City Commission based on substantial compliance with the criteria in Sec. 15-302 of the Zoning Regulations. Nuss seconded. Motion passed 4-0-0.

4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

4.1. Planning updates from staff

Adam said that for next year's schedule, staff recommend the first meeting of the month be utilized for action items. The second meeting of the month would be utilized for work sessions. If no agenda items existed, that second meeting would be cancelled. Nuss asked what the timeline of the Unified Development Ordinance was. Bunger said staff hope to receive the final draft by the end of November. From there, staff will spend the month of December reading through it and submitting to city departments. In January, staff plan on presenting the ordinance to the MUAPB. The following six months, staff will do community outreach and education.

4.2. Comments from Board members: There were none.

4.3. Next meeting. Chair announced the next meeting is December 2, 2019 at 7:00 p.m.

5. ADJOURNMENT

Meeting was adjourned at 7:20 p.m.

Submitted by Dre'Vel Taylor, Planning Intern