

# MINUTES

## MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall  
1101 Poyntz Avenue

**December 16, 2019**

### MEMBERS PRESENT

Ken Ebert  
Phil Anderson  
John Ball

Neil Parikh  
Jerry Reynard, *chair*

### MEMBERS ABSENT

Deb Nuss  
Gary Stith, *vice-chair*

### STAFF PRESENT

Barry Beagle, 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 November 18, 2019 Manhattan Urban Area Planning Board meeting
- 2.2. Consider the Final Development Plan of Westloop Shopping Center Planned Unit Development, Phase 4, to accommodate a dental office expansion that had been previously approved for 2,500 square feet but not locationally specified (*file no. PUD-19-082; applicant: Powell CWM, Inc./Brixmor SPE 3, LLC*)

**Ball moved that the Board approve the Consent Agenda; Anderson seconded. Motion passed 3–0–2, with Anderson and Parikh abstaining from the minutes.**

### 3. GENERAL AGENDA

No business

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

- 4.1. Planning updates from staff

Barry Beagle presented the calendar of upcoming cases to appear before the Board. Beagle

announced that beginning in January, the first Monday of the month will be a legislative session and the third Monday of the month will be work sessions.

4.2. Comments from Board members

Anderson said he would be absent on the January 6, 2020 meeting. Ebert asked if staff had any updates on the retirement community development on Miller Parkway, Beagle said he does not. Ebert said that businesses often raise banners stating “ranked best business” in some category. He asked if these banners were covered by sign regulations and whether these businesses actually apply for a sign permit. Beagle said the signage is regulated by the sign regulations. He said the extent of businesses who apply for a temporary sign permit is unknown by him. Beagle indicated that Code Services/Risk-Reduction is the City department responsible for administering the sign regulations.

4.3. Next meeting. Chair announced the next meeting is January 6, 2020.

**5. ADJOURNMENT**

Meeting was adjourned at 7:07 p.m.

*Submitted by Dre’Vel Taylor, Planning Intern*