

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
October 2, 2006
7:00 p.m.

MEMBERS PRESENT: Harry Watts, Chairperson; George Ham; Mike Toy; Jerry Reynard; Mike Hill.

MEMBERS ABSENT: Mike Kratochvil; and Stephanie Rolley.

YOUTH IN GOVERNMENT: -

STAFF PRESENT: Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner.

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

APPROVE THE MINUTES OF THE SEPTEMBER 18, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.

APPROVE THE FINAL PLAT OF ABBOTT & DENNING ADDITION, GENERALLY LOCATED WEST OF THE INTERSECTION OF HUDSON AVENUE AND MONARCH CIRCLE. (APPLICANT: TOM ABBOTT / OWNER: WHATA LLC)

APPROVE THE FINAL PLAT OF LEE MILL HEIGHTS ADDITION, UNIT THREE, GENERALLY LOCATED AT THE WESTERN DEAD-END OF MILLER PARKWAY. (APPLICANT / OWNER: SSF DEVELOPMENT-ROGER SCHULTZ)

Ham moved that the Manhattan Urban Area Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

TABLE A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF STONE POINTE ADDITION, UNIT TWO, A 103-ACRE TRACT TO CONSIST OF SINGLE-FAMILY AND MULTIPLE FAMILY LOTS, AND A NEIGHBORHOOD COMMERCIAL LOT, ALL GENERALLY LOCATED

NORTHEAST OF THE INTERSECTION OF SCENIC DRIVE AND POWERCAT PLACE, AND SOUTHEAST OF THE INTERSECTION OF SCENIC DRIVE AND HIGHLAND RIDGE DRIVE (APPLICANT/OWNER: STONECREST LAND CO., LLC-ROGER SCHULTZ).

Ham moved that the Manhattan Urban Area Planning Board table the public hearing for the proposed Preliminary Plat of Stone Pointe Addition, Unit Two, to Monday, October 16, 2006, as recommended by City Administration. Reynard seconded the motion, which passed on a vote of 5-0.

TABLE A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE K-MART PLANNED UNIT DEVELOPMENT (PUD), GENERALLY LOCATED AT 401 E. POYNTZ AVENUE, TO ADD ALL OF THE PERMITTED USES OF THE C-2, NEIGHBORHOOD SHOPPING DISTRICT, INCLUDING FARM AND RANCH SUPPLY STORES, FABRIC STORES, FINANCIAL SERVICES, AND OFFICE SUPPLY STORES; TO ALLOW PERMANENT AND TEMPORARY DISPLAY AND STORAGE OF MERCHANDISE AND GOODS IN THE PARKING LOT IN A SCREENED OUTDOOR STORAGE AREA, AND AT ANY OTHER OUTDOOR LOCATION, OTHER THAN THE PARKING LOT, ON A TEMPORARY OR SEASONAL BASIS; AND, TO MODIFY THE APPROVED OFF-STREET PARKING AND LANDSCAPING PLANS. (APPLICANT/OWNER: EAST MANHATTAN DEVELOPERS, L.C. – STEVEN R. STRUEBING).

Reynard moved that the Manhattan Urban Area Planning Board table the public hearing for the proposed amendment of the K-Mart Planned Unit Development, to Monday, October 16, 2006, as recommended by City Administration. Toy seconded the motion, which passed on a vote of 5-0.

REPORTS AND COMMENTS BY BOARD MEMBERS

There were no reports or comments.

Respectfully submitted,

Eric Cattell, AICP, Assistant Director for Planning