

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**November 6, 2006**  
**7:00 p.m.**

**MEMBERS PRESENT:** Harry Watts, Chairperson; George Ham; Jerry Reynard; Mike Hill; Stephanie Rolley.

**MEMBERS ABSENT:** Mike Kratochvil; and. Mike Toy;

**YOUTH IN GOVERNMENT:** Ani Mulukutla

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Ockert Fourie, Senior Planner and Robert Ott, City Engineer

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE OCTOBER 16, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF BARTON PLACE ADDITION, GENERALLY LOCATED 950 FEET WEST OF AMHERST AVENUE AND CATALPA CIRCLE. (APPLICANT/OWNER: CEDAR HILLS DEVELOPMENT CORP. - FRANK TILLMAN)**
3. **APPROVE THE FINAL PLAT OF MILLER RANCH ADDITION, UNIT FOUR, GENERALLY LOCATED 650 FEET WEST OF AMHERST AVENUE AND CATALPA CIRCLE. (APPLICANT: OWNER: WILDCAT LAND COMPANY-SAM ODLE AND CEDAR HILLS DEVELOPMENT CORP. - FRANK TILLMAN)**
4. **APPROVE THE FINAL PLAT OF GRAND MERE VANESTA ADDITION, UNIT TWO, GENERALLY LOCATED NORTH OF THE CICO WATER TANK AND THE WESTERN HILLS AND CEDAR GLEN SUBDIVISIONS. (APPLICANT/OWNER: GRAND MERE DEVELOPMENT INC. - Mary Vanier)**

5. APPROVE THE FINAL PLAT OF SCENIC MEADOWS ADDITION, GENERALLY LOCATED ON THE EAST SIDE OF SOUTH SCENIC DRIVE AND NORTH OF THE FAITH BAPTIST CHURCH, APPROXIMATELY 2,600 FEET NORTH OF THE INTERSECTION OF SOUTH SCENIC DRIVE AND EUREKA DRIVE. (APPLICANT/OWNER: CEDAR HILLS DEVELOPMENT CORP. - FRANK TILLMAN )
  
6. APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF INVERNESS TOWNHOMES ADDITION, GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF AMHERST AVENUE AND MILLER PARKWAY. (APPLICANT/OWNER: CHAPEL HILL - ZACH BURTON)
  
7. APPROVE THE FINAL DEVELOPMENT PLAN AND FINAL PLAT OF TREASURES OF THE HEART ADDITION, GENERALLY LOCATED 514 AND 522 YUMA STREET. (APPLICANT/OWNER: JON AND MARIAN HENRY)

Hill moved that the Manhattan Urban Area Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 5-0, except for items 2 and 7 which were approved on a vote of 4-0, due to Rolley abstaining from voting on item 2 and Ham abstaining from voting on item 7 because of potential conflicts of interest.

#### GENERAL AGENDA

1. TABLE A PUBLIC HEARING TO CONSIDER THE CONCURRENT PLAT (PRELIMINARY PLAT AND FINAL PLAT) OF THE KANSAS VETERANS' CEMETERY ADDITION, AN APPROXIMATE 90-ACRE TRACT OF LAND GENERALLY LOCATED SOUTH AND WEST OF WILDCAT CREEK ROAD AND CORPORATE DRIVE INTERSECTION. THE CONCURRENT PLAT WILL CONSIST OF ONE LOT FOR THE CEMETERY. (OWNER/APPLICANT: STATE OF KANSAS – KANSAS COMMISSION ON VETERANS' AFFAIRS)

Ham moved that the Manhattan Urban Area Planning Board table the public hearing for the concurrent plat (Preliminary Plat and Final Plat) of the Kansas Veterans' Cemetery Addition, to Monday, November 20, 2006, as recommended by City Administration. Hill seconded the motion, which passed on a vote of 5-0.

2. TABLE A PUBLIC HEARING TO CONSIDER AN AMENDMENT OF THE MEADOWLARK HILLS RESIDENTIAL PLANNED UNIT DEVELOPMENT, GENERALLY LOCATED AT MEADOWLARK HILLS RETIREMENT COMMUNITY, 2121 MEADOWLARK ROAD. (APPLICANT: MANHATTAN

**RETIREMENT FOUNDATION, INC./OWNERS: MANHATTAN RETIREMENT FOUNDATION, INC., AND CITY OF MANHATTAN)**

Rolley moved that the Manhattan Urban Area Planning Board table the public hearing for the proposed amendment of the Meadowlark Hills Residential Planned Unit Development, to Monday, November 20, 2006, as recommended by City Administration. Hill seconded the motion, which passed on a vote of 5-0.

3. **A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF STONE POINTE ADDITION, UNIT TWO, A 103-ACRE TRACT OF LAND, WHICH IS PROPOSED 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)**

Hill stepped down for this item due to a possible conflict of interest.

Ham moved that the Manhattan Urban Area Planning Board remove the item from the table. Reynard seconded the motion which passed on a vote of 5-0.

Zilkie presented the item.

Roger Schultz, the applicant indicated that based on discussions with adjoining property owners the stub of Stone Crest Drive that was intended to extend north into the Stone property will be removed and the street will be realigned to extend east into the plat. Also, the sewer line will no longer extend north through the Stone property and will be located along the Scenic Drive corridor, west of the Stone property.

Don Combs, representing the Shirley Stone Trust, said that the two changes presented by the developer would satisfy their concerns.

Rolley asked the City Engineer to update the Board on the Miller Parkway/Scenic Drive alignment.

Ott informed the Board that the alignment of Miller Parkway and the intersection at Scenic Drive is still in the design phase. Schwab-Eaton is still doing the surveys for a potential alignment of Miller Parkway. The major challenges are site distances and turn lanes.

Rolley asked whether this intersection will be signalized. Ott said that there are minimum traffic volume thresholds that determine the need for a signalized intersection.

Reynard requested that staff provide an overview of ongoing and planned development activity in this part of the City to provide the Board with a better understanding of the big picture and how things will work together.

Rolley moved that the Manhattan Urban Area Planning Board approve the Preliminary Plat of Stone Pointe, Unit Two, based on conformance with the Manhattan Urban Area Subdivision Regulations, with the three (3) conditions recommended by City Administration, and an additional condition verbally requested by City Administration, that the applicant submit a revised Preliminary Plat that shows the changes as proposed by the developer. The motion was seconded by Reynard and passed on a vote of 4-0.

### **REPORTS AND COMMENTS BY BOARD MEMBERS**

As a continuation of the suggestion raised by Reynard in the previous agenda item, Ham indicated that the increase in traffic and planning to deal with it was an issue for him.

Rolley expressed concerns that the Parks Master Plan and the Storm Water Management Plan have not been updated during the recent Comprehensive Plan update. She felt the provision of parks has not kept pace with the current rapid growth that Manhattan is experiencing. Also, new approaches to storm water management should be explored such as those followed in communities like Lenexa.

Cattell and Ott updated the Board regarding ongoing activities with regard to park planning, storm water management and traffic.

Respectfully submitted,

Ockert Fourie, Senior Planner