

## Agenda

Monday, **May 3, 2021**

7:00 p.m.

**Location:** In the interest of public health and safety, the Board will conduct a virtual meeting.

You can **watch** the meeting remotely in the usual ways: through this [City website link](#) or on Cox Cable channel 3 instead of in City Hall.

If you want to **testify** during any hearing listed under item 3, Public Hearings, register via [this website link](#).

You may submit **written** comments at [communitydevelopment@cityofmhc.com](mailto:communitydevelopment@cityofmhc.com) by 10:00 a.m. on the day of the meeting.

The Board will not be taking public comment on non-agenda items at this meeting per [Resolution no. 031621-B](#).

### 1. Call to Order

- 1.1. Roll Call
- 1.2. No public comments due to virtual meeting

### 2. Consent Agenda \*

- 2.1. Approve the [MINUTES of the 4/19/2021](#), Manhattan Urban Area Planning Board meeting
- 2.2. Consider the [FINAL PLAT of Henry Addition](#), a 7-lot, 7.7-acre residential subdivision located at the southern ends of Goheen Drive and Victory Drive (*applicant: Fortress, Inc.; file no. SUB-21-031*)

Action needed: Consider the request and approve, approve with conditions, or deny based on conformance with Sec. 6-403 of the Subdivision Regulations

### 3. Public Hearings

- 3.1. A PUBLIC HEARING to consider a [REZONING of 1.22 acres](#) from R-1, Single-Family Residential, to LM-SC, Light Manufacturing and Service Commercial District,



It is our policy to provide individuals with disabilities an equal opportunity to participate in and enjoy the benefits of our services, programs, and activities. This meeting is being held virtually via video conference with the board members, staff, and presenters participating remotely. The meeting will be accessible live on Cox Cable Channel 3 and on the City's website at <http://cityofmhc.com/tv>. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. Please contact the Human Resources Department (587-2443) for assistance.

located at the southeast corner of Pottawatomie Avenue and Temple Lane  
(*applicant: Midwest Concrete Materials, Inc.; file no. REZ-21-033*)

Action needed: Conduct a public hearing and consider the request based on the factors for rezoning found in Section 15-403 (A) of the Zoning Regulations, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

- 3.2. A PUBLIC HEARING to consider a [REZONING of Lot 35, Eureka Addition, Unit Two, a 2.84-acre lot, from C-6/AO, Heavy Commercial District with Airport Overlay, to I-3/AO, Light Industrial District with Airport Overlay](#), located on Eureka Terrace  
(*applicant: Larson Construction & Bata; file no. REZ-21-034*)

Action needed: Conduct a public hearing and consider the request based on the factors for rezoning found in Section 15-403 (A) of the Zoning Regulations, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

## 4. Work Session

- 4.1. **Manhattan Development Code (MDC) review.** Presentation of [Article 26-4, Design Standards](#), and [Article 26-5, Subdivision Standards](#)

Action needed: review draft materials and provide direction to staff

## 5. Reports and Comments

- 5.1. Planning updates from staff  
5.2. Comments from Board members  
5.3. Next meeting: Monday, May 17, 2021

## 6. Adjournment

\* Items on the Consent Agenda are of a routine nature and will be approved by the Planning Board by one motion with no separate discussion. Any Board member may ask questions on an item or the Board may answer questions from the floor. If separate discussion is desired on an item, a Board member may request that the item be removed to the end of the General Agenda