

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**December 4, 2006**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Jerry Reynard.

**YOUTH IN GOVERNMENT:** Sean Weston.

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

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE NOVEMBER 20, 2006, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF MEADOWLARK HILLS RETIREMENT COMMUNITY, UNIT THREE, A RESIDENTIAL PUD, GENERALLY LOCATED NORTH OF KIMBALL AVENUE AND WEST OF TUTTLE CREEK BOULEVARD. (APPLICANT: MANHATTAN RETIREMENT FOUNDATION, INC./OWNERS: MANHATTAN RETIREMENT FOUNDATION, INC. AND CITY OF MANHATTAN).**
3. **APPROVE THE FINAL PLAT OF BROOKFIELD ADDITION, UNIT NINE, GENERALLY LOCATED SOUTH OF WALTERS DRIVE ON THE EAST SIDE OF DONNA'S WAY. (APPLICANT/OWNER: KNIGHT INVESTMENTS, LLC – DAN KNIGHT).**
4. **APPROVE THE FINAL DEVELOPMENT PLAN OF UNIVERSITY TERRACE CONDOMINIUMS PLANNED UNIT DEVELOPMENT AND THE FINAL PLAT OF THE UNIVERSITY TERRACE CONDOMINIUMS ADDITION, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF DICKENS AVENUE AND COLLEGE AVENUE, AT 1510-1534 COLLEGE AVENUE. (APPLICANT/OWNER: ELSEY PARTNERS).**

Ham moved that the Board approve the Consent Agenda. Kratochvil seconded the motion, which passed on a vote of 6-0, with Rolley abstaining from voting on Item #4.

**GENERAL AGENDA**

1. **TABLE A PUBLIC HEARING TO AMEND THE CLAFLIN RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT, COMMONLY KNOWN AS GEORGETOWN APARTMENT HOMES, TO NOT REQUIRE WOOD SCREENING FENCES ASSOCIATED WITH OFF-STREET PARKING LOTS ALONG THE EAST SIDE OF WESTPORT DRIVE BETWEEN HEYWOOD DRIVE AND CLAFLIN ROAD. (APPLICANT/OWNER: DAN FLETCHER-CURTIN PROPERTY COMPANY).**

Hill moved that the Board table the Public Hearing to the Monday, December 18, 2006, Manhattan Urban Area Planning Board meeting. Toy seconded the motion, which passed on a vote of 6-0.

2. **A PUBLIC HEARING TO CONSIDER THE REZONING OF 615 S. 11<sup>TH</sup> STREET AND 626 S. 10<sup>TH</sup> STREET, GENERALLY LOCATED SOUTH OF FT. RILEY BOULEVARD, WEST OF S. 10<sup>TH</sup> STREET, EAST OF GRIFFITH FIELD AND S. 11<sup>TH</sup> STREET, AND NORTH OF THE UNION PACIFIC RAILROAD, FROM I-3, LIGHT INDUSTRIAL DISTRICT, TO LM-SC, LIGHT MANUFACTURING-SERVICE COMMERCIAL DISTRICT. (APPLICANT/OWNER: HHW, LLC-HOWARD WILSON AND GREG WILSON).**

Zilkie presented the Staff Report, recommending approval.

Watts opened and closed the Public Hearing, with no one speaking.

Rolley moved that Board recommend approval of the proposed rezoning of Lots 441-465, Ward 5, generally located at 615 S. 11<sup>th</sup> Street and 626 S. 10<sup>th</sup> Street, from I-3, Light Industrial District, to LM-SC, Light Manufacturing-Service Commercial District, based on the findings in the Staff Report.

Ham seconded the motion, which passed on a vote of 6-0.

3. **REPORTS AND COMMENTS BY BOARD MEMBERS.**

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II