

MINUTES
MANHATTAN URBAN AREA PLANNING BOARD
City Commission Room, City Hall
1101 Poyntz Avenue
January 18, 2007
7:00 p.m.

MEMBERS PRESENT: George Ham, Acting Chairperson; Stephanie Rolley; Mike Kratochvil; Mike Toy; Mike Hill.

MEMBERS ABSENT: Harry Watts; Jerry Reynard.

YOUTH IN GOVERNMENT: Thomas Irvin.

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

OPEN PUBLIC COMMENTS

No one spoke.

CONSENT AGENDA

1. **APPROVE THE MINUTES OF THE JANUARY 4, 2007, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL PLAT OF PRAIRIE LAKES ADDITION, UNIT 4, GENERALLY LOCATED NORTH ON THE INTERSECTION OF BROOKLAWN DRIVE AND BROOK CIRCLE. (APPLICANT/OWNER: OVERLAY PROPERTIES, INC.- DOUG DEMONBRUN).**
3. **APPROVE THE FINAL DEVELOPMENT PLAN OF PHASE IV OF MANHATTAN MARKETPLACE PUD FOR LOT 4 AND LOT 5, AND THE FINAL PLAT OF MANHATTAN MARKETPLACE ADDITION, UNIT 2, A REPLAT OF LOT 4 AND LOT 5, MANHATTAN MARKETPLACE ADDITION, LOCATED NORTH OF THE INTERSECTION OF N. 3RD STREET AND LEAVENWORTH STREET, ALONG THE EAST SIDE OF LEAVENWORTH STREET. (APPLICANT/OWNER: DIAL MANHATTAN LLC-BOB WELSTEAD).**

Hill moved that the Board approve the Consent Agenda. Rolley seconded the motion, which passed on a vote of 5-0.

GENERAL AGENDA

1. **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: CURTIN PROPERTY COMPANY-DAN FLETCHER) (NOTE: THIS ITEM WAS PREVIOUSLY TABLED BY THE PLANNING BOARD.)

Toy stepped down due to a conflict of interest.

Hill moved that the Board remove the item from the table. Rolley seconded the motion, which passed on a vote of 4-0.

Frazzell presented the Staff Report, recommending approval. There were no questions from the Board.

Rolley moved that the Board recommend approval of the proposed Amendment of the Claflin Residential Planned Unit Development, and Ordinance No. 4602, with the following conditions of approval:

1. The proposed amendment shall be limited to the removal of the existing fences along Westport Street as indicated in the application documents.
2. Landscaping shall be as proposed in the application documents and shown on the site plan; shall be planted within the first planting season; and shall be maintained in good condition.

Hill seconded the motion, which passed on a vote of 4-0.

2. SUMMARY - ANNUAL REVIEW OF COMPREHENSIVE PLAN: PLANNING BOARD REVIEW AND DISCUSSION OF COMMENTS RECEIVED DURING ANNUAL REVIEW PROCESS.

Toy rejoined the Board. Cattell summarized the comments received during the annual review process indicating there were no public comments offered during the public input meeting held in November. In response to the questionnaire, one City Commissioner identified the need for more neighborhood parks, as well as open space within the growing areas of the community. Both Riley County and City Administration recognize the need to see what issues the Flint Hills Regional Growth Plan process might identify within the Manhattan Urban Area that might necessitate revisiting the Comprehensive Plan. Cattell reviewed the scope of work and project schedule for the Flint Hills Regional Growth Plan.

Cattell indicated that adoption of the Flint Hills Joint Land Use Study (JLUS); expanding the Board's jurisdiction to keep pace with annexation; and exploring coordinated planning alternatives with Pottawatomie County due to annexation requests to the east, as issues that City Administration will be working on

The Planning Board identified parks and open space, streets and traffic issues, and continued expansion of the community, as important issues to continue to work on. The Board indicated the Comprehensive Plan had no deficiencies and there were no items identified that would require amending the Comprehensive Plan at this time.

The Board asked about school districts in relation to the areas growth and commended staff for keeping the Board informed about what was going on in the region.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II