

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

Thursday, December 14, 2023

MEMBERS PRESENT

Phil Anderson
John Ball
Ann Christian

Ken Ebert
Hannah Fehr
Debbie Nuss, vice-chair

MEMBERS ABSENT

Ben Burton, chair

STAFF PRESENT

John Adam, Assistant Director of Community Development; Ben Chmiel, Senior Planner

1. CALL TO ORDER

- 1.1 The chair called the meeting to order at 6:00 p.m. Staff called roll and stated there was a quorum.
- 1.2 Open Public Comments: There were none.

2. CONSENT AGENDA

- 2.1 Approve the minutes of the November 30, 2023, Manhattan Urban Area Planning Board meeting

Ball moved to approve the consent agenda; Anderson seconded. Motion passed 5–0–1 (Ebert abstaining).

3. PUBLIC HEARINGS

- 3.1 REMOVE FROM THE TABLE and conduct a PUBLIC HEARING to consider an ANNEXATION of a 91.8-acre tract west of Victory Drive (*applicant: Zac Burton, Burton Land Company; file no. ANX-23-123*)

Ball moved to remove the item from the table; Anderson seconded. Motion passed 6–0.

Adam presented the item and recommended approval, citing the fact that the land is in the urban service area boundary and has been in City plans for years.

Public hearing opened

Mark Ungerer, 3534 Everett Drive, head of the Division of Biology at Kansas State University, asked what the plans were for road access to the area from the north. He said he remembered that there was some discussion of Grand Mere Parkway connecting some day to Marlatt Road.

Nuss asked Adam to address Ungerer's question. Adam confirmed that the street connection Ungerer cited is planned to happen some day, but there is no definite timeline. Nuss asked how the Division of Biology would stay in the loop in the future. Adam said that the City would inevitably talk to the university if the connection becomes necessary. Ball commented that connectivity is always part of development planning.

Ebert asked where Grand Mere Parkway currently terminates. Adam pointed it out on the map and showed what the anticipated route would be.

Public hearing closed

Ball moved to recommend approval; Ebert seconded. Motion passed 6–0.

- 3.2 REMOVE FROM THE TABLE and conduct a PUBLIC HEARING to consider the REZONING of the annexed 91.8-acre tract west of Victory Drive from AG, Agricultural (county), to RM, Medium-Density Residential, and RL-A, Low-Density Residential Attached (*applicant: Zac Burton, Burton Land Company; file no. REZ-23-124*)

Ball moved to remove the item from the table; Anderson seconded. Motion passed 6–0.

Adam presented the item and recommended approval based on consistency with the future land use map. Ball asked Adam to explain, for the benefit of those in attendance, what the zoning districts RL-A and RM mean in terms of density. Adam said RL-A allows single-family and two-family dwellings and RM allows those plus small (3–5 unit) multifamily dwellings.

Public hearing opened

Zac Burton, 3651 Victory Drive, addressed some of the connectivity questions, noting that he is working with Schultz construction to build an emergency connection for Willis Addition, which received preliminary plat earlier in the fall. He said that they are not planning any high-density residential and they are trying to be respectful of their neighbors.

Public hearing closed

Ball moved to recommend approval; Anderson seconded. Motion passed 6–0.

- 3.3 A PUBLIC HEARING to consider a CONDITIONAL USE PERMIT for Starbucks, 1219 Bluemont Avenue, to allow modifications to the drive-through layout. (*applicant: Nina Berg, State Permits, Inc.; file no. CUP-23-145*)

Adam presented Starbucks' proposal to remodel the store for the purpose of improving the drive-through workflow. Adam presented the analysis which found that the remodel should help limit the "spill-out" problem that has been present. Staff recommended that the conditional use permit be approved provided that any significant deviations from the current plan will require another conditional use permit. The Zoning Administrator will determine significance.

Anderson asked if Starbucks or Manhattan could put a sign in the front warning vehicles not to stop in the street. Adam said Starbucks could not post the sign and that staff would ask Public Works if it would be possible.

Public hearing opened

Jessica Vantrease, Starbucks representative, explained that Starbucks is trying to speed up the rate of service to help prevent the back up that is causing the "spill-outs"

Public hearing closed

Motion Ball moved to recommend approval; Anderson seconded. Motion passed 6–0

4. WORK SESSION

- 4.1 A WORK SESSION for the ANNUAL REVIEW OF THE COMPREHENSIVE PLAN. The Manhattan Urban Area Comprehensive Plan was adopted in April 2015. As part of the annual review, Community Development staff will share the progress to date and workplan for 2024 and take feedback from the Board. (*file no. CPA-23-041*)

Chmiel presented a table of the progress that has been made on the Comprehensive Plan so far and the 2024 workplan.

Ball asked if any part of the workplan involved the riverfront. Chmiel explained that the Beyond Tomorrow Downtown Plan would address the riverfront in part.

Anderson asked about the topic of rental inspection and if there was any program in place. Chmiel acknowledged that it was a topic raised often, but noted that rental inspections were not mandatory at this time. and e He explained that a rental *registration* program was in effect and that it was mandatory for rental units to be registered.

Fehr asked if there is a limit to the number of properties a single person/entity can own as investments in Manhattan. Chmiel stated that data was looked at several years ago in terms of how many properties were locally owned, however, there are no laws or ordinances to limit ownership in Manhattan nor has it been something explored with the Workforce Housing Advisory Committee. .

Nuss stated that the local public transit has regressed with certain bus routes and bus stops having been removed, Anderson agreed.

5. REPORTS AND COMMENTS

- 5.1 Planning updates from staff. Adam stated that the MDC passed its second reading.
- 5.2 Comments from Board members. Anderson commented that both Lawrence and Topeka have made major developments to their riverfronts
- 5.3 Next meeting: Chair announced the next meeting is Thursday, December 28, 2023.

6. ADJOURNMENT

Meeting was adjourned at 6:52 p.m.

Submitted by Alex Groenewold, Planning Intern