

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**April 16, 2007**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** Harry Watts.

**YOUTH IN GOVERNMENT:** Susu Wang; Lindsey Doan.

**STAFF PRESENT:** Steve Zilkie, Senior Planner; Cam Moeller, Planner; Rob Ott, City Engineer; Jerry McIntyre, Deputy Director of Public Works; Peter Armesto, Assistant Director of Public Works - Water.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE MARCH 19, 2007, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**
2. **APPROVE THE FINAL DEVELOPMENT PLAN OF LOT 4, LIMEY POINTE COMMERCIAL PLANNED UNIT DEVELOPMENT FOR A PROPOSED PIZZA HUT, GENERALLY LOCATED ON THE NORTHWEST CORNER OF HOSTETLER DRIVE AND MCCALL ROAD. (APPLICANT: PIZZA HUT, INC. – BERNIE BUTLER / OWNER: DIAL MCCALL RD, LLC)**

Hill moved that the Board approve the Consent Agenda. Reynard seconded the motion, which passed on a vote of 6-0.

**GENERAL AGENDA**

1. **A PUBLIC HEARING TO CONSIDER A STATE OR MUNICIPALLY OWNED AND OPERATED PUBLIC UTILITY OR PUBLIC FACILITY AT THE CITY OF MANHATTAN'S WATER TREATMENT PLANT FOR A PROPOSED DISINFECTION/ELECTRICAL BUILDING, FUTURE CLEARWELL AND HIGH SERVICE PUMP STATION, FUTURE FILTER BUILDING EXPANSION, AND NEW PARKING, ALL GENERALLY LOCATED WEST OF THE INTERSECTION OF TUTTLE CREEK BOULEVARD AND N. 3<sup>RD</sup> STREET INTERSECTION. (APPLICANT/OWNER: CITY OF MANHATTAN)**

Zilkie presented the Staff Report, recommending approval.

Ham opened the Public Hearing.

Dave Manning (401 Thurston Street) asked whether the portion of the proposal that is being postponed will be re-advertised. Zilkie said that it will be re-advertised.

Ham closed the Public Hearing.

Reynard asked whether there are still plans to build a second water plant on the west side of town. Armesto said the City is opting, for economic reasons, to increase the capacity of the existing plant at this time.

Reynard asked about outlying communities purchasing water from the City. Armesto said that is an option for those communities and is one of the reasons that the City is looking to increase capacity.

Reynard asked whether there are any EPA regulations that concern the City. Armesto said the City currently does not have any issues with meeting EPA regulations.

Reynard asked about the functions of the building. Armesto explained how they are modernizing and expanding the Disinfection/Electrical Building.

Hill asked how much more room will remain for future expansion. Armesto said there will still be room to increase the footprint of the plant.

Hill asked whether the long range thought process included the construction of a new plant within the next 10 years. Armesto said that would most probably not happen.

Hill moved that the Board find by a preponderance of the evidence, the public interests to be served by the proposed Municipal Facility, outweighs the impacts upon the legitimate community interests and recommends approval of a proposed new disinfection/electrical building and new off-street parking, based on the findings in the Staff Report, with the one (1) condition recommended by City Administration:

1. Proposed improvements shall be limited to a new disinfection/electrical building and new off-street parking.

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

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

Zilkie informed the Board that Harry Watts has stepped down from the Board. Zilkie noted that three other terms are up this month.

Toy announced that this meeting will be his last as he is stepping down from the Board. Toy thanked the County for his appointment, and thanked City Staff and the past and present Planning Board members.

Ham thanked Toy for his input and leadership during his term on the Board. Ham also thanked Watts for his service.

Ham said he would be out of town for the May 21<sup>st</sup> meeting.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II