

**MINUTES**  
**MANHATTAN URBAN AREA PLANNING BOARD**  
**City Commission Room, City Hall**  
**1101 Poyntz Avenue**  
**June 4, 2007**  
**7:00 p.m.**

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

**MEMBERS ABSENT:** None.

**STAFF PRESENT:** Eric Cattell, Assistant Director for Planning; Steve Zilkie, Senior Planner; Cam Moeller, Planner; Chad Bunger, Planner; Rob Ott, City Engineer.

Robb Ott introduced Dale Houdeshell, the new Director of Public Works.

**OPEN PUBLIC COMMENTS**

No one spoke.

**CONSENT AGENDA**

1. **APPROVE THE MINUTES OF THE MAY 21, 2007, MANHATTAN URBAN AREA PLANNING BOARD MEETING.**

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

**GENERAL AGENDA**

1. **TABLE THE PUBLIC HEARING TO CONSIDER THE REZONING OF A 4.5-ACRE TRACT OF LAND AT THE FIRST ASSEMBLY OF GOD CHURCH, 2310 CANDLEWOOD DRIVE, FROM R-2, TWO-FAMILY RESIDENTIAL DISTRICT, TO C-1, RESTRICTED BUSINESS DISTRICT. (OWNER/APPLICANT: FIRST ASSEMBLY OF GOD CHURCH-BRYAN ELLIOTT)**

Meredith moved that the Board table the Public Hearing to consider the rezoning of The First Assembly of God Church property at 2310 Candlewood Drive, to the Monday, June 18, 2007, Manhattan Urban Area Planning Board meeting, as recommended by City Administration. Reynard seconded the motion, which passed on a vote of 6-0.

2. **CONSIDER A REQUEST FOR THE ANNEXATION OF THE PROPOSED HAWTHORNE WOODS ADDITION, AN APPROXIMATE 18-ACRE TRACT OF LAND GENERALLY LOCATED NORTH OF THE INTERSECTION OF GARY AVENUE AND CHURCHILL STREET, EAST OF GRAND MERE VANESTA UNIT 3, AND WEST OF KANSAS FARM BUREAU. (APPLICANT: ROGER SCHULTZ/OWNER: KANSAS FARM BUREAU)**
3. **A PUBLIC HEARING TO CONSIDER THE REZONING OF THE PROPOSED HAWTHORNE WOODS ADDITION AN APPROXIMATE 18-ACRE TRACT OF LAND GENERALLY LOCATED NORTH OF THE INTERSECTION OF GARY AVENUE AND CHURCHILL STREET, EAST OF GRAND MERE VANESTA UNIT 3, AND WEST OF KANSAS FARM BUREAU, FROM COUNTY G-1, GENERAL AGRICULTURAL DISTRICT, TO R, SINGLE-FAMILY RESIDENTIAL DISTRICT. (APPLICANT: ROGER SCHULTZ/OWNER: KANSAS FARM BUREAU)**
4. **A PUBLIC HEARING TO CONSIDER THE PRELIMINARY PLAT OF THE PROPOSED HAWTHORNE WOODS ADDITION, AN APPROXIMATE 19-ACRE TRACT OF LAND GENERALLY LOCATED NORTH OF THE INTERSECTION OF GARY AVENUE AND CHURCHILL STREET, EAST OF GRAND MERE VANESTA UNIT 3, AND WEST OF KANSAS FARM BUREAU. THE PRELIMINARY PLAT INCLUDES EXISTING LOT 111 AND LOT 112 IN CANDLEWOOD ADDITION, UNIT ELEVEN. THE PROPOSED HAWTHORNE WOODS ADDITION WILL CREATE 33 SINGLE-FAMILY RESIDENTIAL LOTS. (APPLICANT: ROGER SCHULTZ/OWNER: KANSAS FARM BUREAU)**

Zilkie presented the Staff Reports for Items #2, #3, and #4, recommending approval of each item.

Fred Gibbs, BG Consultants, representing the applicant, informed the Board that during a neighborhood meeting the preference was made known that the portion of Gary Avenue located within the proposed Plat, be renamed to Hawthorne Hills.

Gibbs said they do not want a specific contour elevation line to define the boundary for the conservation, drainage and pedestrian easement. Rolley asked Gibbs what suggestions he had for defining the boundary in order to accommodate the Hudson Trail extension. Gibbs said the trail within the easement should meet engineering standards and be determined during Final Plat design to identify the best trail location.

Kratochvil asked if they were confident drainage issues were being addressed. Gibbs said drainage will be improved for surrounding neighbors as a result of the development. Kratochvil asked about the 13% street grade near the southern entrance. Gibbs indicated there was a second access point into the subdivision from

Grand Mere on the west.

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

Hill moved that the Board recommend approval of the annexation of Hawthorne Woods Addition, based on conformance with the Manhattan Urban Area Comprehensive Plan, the Growth Vision, and the Capital Improvements Program (CIP).

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

Kratochvil moved that the Board recommend approval of the proposed rezoning of Hawthorne Woods Addition from County G-1, General Agricultural District, to R, Single-Family Residential District, based on the findings in the Staff Report.

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

Hill moved that the Board approve the Preliminary Plat of the Hawthorne Woods Addition, based on conformance with the Manhattan Urban Subdivision Regulations, with the following conditions of approval:

1. During development of the Final Plat, the applicant, City Administration and adjacent owner to the west shall work together to determine the necessary elevation, location and extent of the conservation, drainage, and pedestrian easement, to ensure that adequate space for the Hudson Trail extension is provided.
2. A Conservation, drainage and pedestrian easement note shall be added to the Final Plat according to Section 10-801 to read, *The area designated as Conservation, Drainage, and Pedestrian Easement hereon will be dedicated to the City of Manhattan, pursuant to Owner's Certificate and shall be for the purpose of the flow of water, including surface water and storm water, and for the purpose of preserving and conserving natural contours and natural vegetation within such easement. An appropriate natural condition shall mean that there shall be no structures, fill, excavation, storage of materials or equipment, nor the alteration of natural contours, nor any other activity which adversely affects the natural contours within the easement. Trees may be trimmed and small trees (2-1/2 inch caliper or less) or diseased or damaged trees may be removed. Grasses may be mowed and underbrush removed. Areas of sparse or nonexistent vegetation may be seeded with grass. These restrictions shall not prevent the construction of improvements by the City of Manhattan, or its agent or employees necessary to accomplish public improvements related to drainage, storm water flow, pedestrian travel, or any other public improvements permitted and deemed necessary by the City.*

*Maintenance of the conservation easement will be the responsibility of the property owner.*

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

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

Ott informed the Board about a public meeting to be held at Eisenhower Middle School on Thursday, June 6<sup>th</sup> at 7:00 pm, to discuss the K-18 realignment.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Cam Moeller, Planner II