

Agenda | Monday, June 1, 2020 7:00 p.m.

Location: In the interest of public health and safety, the Board will conduct a virtual meeting. You can **watch** the meeting remotely in the usual ways: through this [City website link](#) or on Cox Cable channel 3 instead of in City Hall.

If you want to **testify** during any hearing listed under item 3, General Agenda, contact staff at communitydevelopment@cityofmhk.com for meeting connection details. Please provide staff with the agenda item number for the hearing you wish to participate in.

1. Call to Order

- 1.1. Roll Call

2. Consent Agenda *

- 2.1. Approve the [MINUTES of the May 18, 2020](#), Manhattan Urban Area Planning Board meeting
- 2.2. Consider the [FINAL PLAT of Geneva Denholm Addition](#), a replat of Lot 1, Oak Hollow Addition, Unit 4, located at 3025 Jeanie Lane (*Applicant: BCC Development, LLC, Neil Horton, and David and Debbie Willis; file no. SUB-20-028*)

Action needed: Consider the request and approve, approve with conditions, or deny based on conformance with Sec. 6-403 of the Subdivision Regulations

3. General Agenda

- 3.1. TABLE the PUBLIC HEARING to consider a **PUD AMENDMENT** for Colbert Hills Senior Center, a 3.2-acre residential development located at the southeast corner of Colbert Hills Drive and Palmer Circle (*Applicant: PMG Properties, TJ Vilkanaskas; file no. PUD-20-033*)

Action needed: Table the public hearing until Monday, June 15, 2020

* *Items on the Consent Agenda are of a routine nature and will be approved by the Planning Board by one motion with no separate discussion. Any Board member may ask questions on an item or the Board may answer questions from the floor. If separate discussion is desired on an item, a Board member may request that the item be removed to the end of the General Agenda*



It is our policy to provide individuals with disabilities an equal opportunity to participate in and enjoy the benefits of our services, programs, and activities. This meeting is being held using a virtual meeting application called Zoom. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of persons with disabilities. Please contact the Human Resources Department (587-2443) for assistance.

- 3.2. TABLE the PUBLIC HEARING to consider a **PUD AMENDMENT** for Interlachen—Solheim at Grand Mere, a 4.05-acre residential development located at Colbert Hills Drive and Fieldhouse Circle (*Applicant: PMG Properties, TJ Vilkanskas; file no. PUD-20-034*)

Action needed: Table the public hearing until Monday, June 15, 2020

Note: items 3.3 and 3.4 will be presented together in one staff report

- 3.3. A PUBLIC HEARING to consider the **ANNEXATION of two tracts comprising 0.27 acres attached to 3025 Jeanie Lane** (*Applicant: BCC Development, LLC, Neil Horton; file no. ANX-20-026*)

Action needed: Conduct a public hearing and consider the request based on Policy GM-1.2B, Annexation Process, of the Comprehensive Plan, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

- 3.4. A PUBLIC HEARING to consider **REZONING** of two tracts comprising 0.27 acres attached to 3025 Jeanie Lane from AG, Agricultural District (County), to R, Single-Family Residential District (*Applicant: BCC Development, LLC, Neil Horton; file no. REZ-20-027*)

See item 3.3 for link to staff report

Action needed: Conduct a public hearing and consider the request based on the factors for rezoning found in Section 15-403 (A) of the Zoning Regulations, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

- 3.5. A PUBLIC HEARING to consider **REZONING of 0.988 acres at 2600 Eureka Terrace** from C-6, Heavy Commercial District, to I-3, Light Industrial District (*Applicant: William and Mary Butler; file no. REZ-20-032*)

Action needed: Conduct a public hearing and consider the request based on the factors for rezoning found in Section 15-403 (A) of the Zoning Regulations, and forward a recommendation to approve, approve with conditions, or deny to the Manhattan City Commission

4. Reports and Comments

- 4.1. Planning updates from staff
- 4.2. Comments from Board members
- 4.3. Next meeting: Monday, June 15, 2020

5. Adjournment