

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

Virtual meeting location

Monday, October 5, 2020

MEMBERS PRESENT

Phil Anderson

John Ball, *vice-chair*

Ken Ebert

Jerry Reynard

Gary Stith, *chair*

MEMBERS ABSENT

Neil Parikh

STAFF PRESENT

Barry Beagle, Senior Planner; Bob Isaac, Planner, Riley County; John Adam, Senior Planner

1. CALL TO ORDER

- 1.1. Stith called the meeting to order at 7:00 p.m. Staff called roll and stated there was a quorum.

2. CONSENT AGENDA

- 2.1 Approve the minutes of the September 21, 2020, Manhattan Urban Area Planning Board meeting
- 2.2 Consider the FINAL DEVELOPMENT PLAN of Assisted Living by Americare Residential PUD, a 9.62-acre assisted living facility located on the west side of Amherst Drive, 700 feet south of Miller Parkway (*applicant: Americare Systems, Inc.; file no. PUD-20-045*)

Ball moved that the Board approve the Consent Agenda; Ebert seconded. Motion passed 5–0–0.

3. GENERAL AGENDA

- 3.1. A Public Hearing to consider the request to REPLAT Lots 12, 13 and 14 of South Oaks Addition, Unit Two, into one lot on property located on the north side of Oak Valley Drive, approximately 1,660 feet east of the intersection with Pillsbury Drive (*Applicant: Dieball; file no. RCF-20-049*)

Isaac presented the staff report which described the history, location and physical characteristics of the subject property. He explained the subject property was originally platted as Lots 12, 13 and 14 of South Oaks Addition Unit Two, June 1978. He stated the applicant wishes to combine the aforementioned lots into one lot in order to construct an accessory structure (garage) and meet the minimum requirements of the Riley County Zoning Regulations.

Staff recommended the Planning Board approve the request.

Stith asked the Board if there were any questions for staff. There were none.

Public hearing opened

There was no testimony.

Public hearing closed

Ball moved to approve the request to replat Lots 12, 13 and 14 of South Oaks Addition Unit Two into one lot, to be known as South Oaks Addition Unit Three, as it was determined that it met the requirements of the Manhattan Urban Area Sub-division Regulations, Riley County Zoning Regulations and Sanitary Code. Ebert seconded. Motion carried 5-0-0.

Isaac announced the Board of County Commissioners will hear the request October 15, 2020, 9:00 am in the County Commission chambers.

4. REPORTS AND COMMENTS BY BOARD MEMBERS AND STAFF

- 4.1. Planning updates from staff. Beagle said the Abbot's Landing PUD amendment for a wellness clinic would be on the October 19 meeting. Isaac said the No Stone Un-
turned final development plan would also be on that agenda as a consent item.
- 4.2. Comments from Board members. Anderson provided an update about stormwater
run-off problems on 2007 Anderson Aveune from redevelopment next door at 2011
Anderson Avenue, saying that he had spoken to the City Manager, who informed him
the building permit covers the structure but not landscaping. He said he believes the
City should require a written statement be provided to adjacent property owners
when development happens assuring that run-off will no worse than it currently is.
Stith suggested that the City wouldn't have any leverage unless it were required
landscaping.
- 4.3. Next meeting. Chair announced the next meeting is Monday, October 19, 2020.

5. ADJOURNMENT

Meeting was adjourned at 7:24 p.m.

Submitted by John Adam, Senior Planner