

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

Thursday, March 9, 2023

MEMBERS PRESENT

Phil Anderson
John Ball
Ben Burton

Ken Ebert
Hannah Fehr
Debbie Nuss

MEMBERS ABSENT

Neil Parikh

STAFF PRESENT

Barry Beagle, Senior Planner; Rachel Sherck, Assistant City Attorney; Ben Chmiel, Senior Planner; Michael Bidwell, Planner I; and John Adam, Assistant Director of Community Development

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 February 23, 2023, Manhattan Urban Area Planning Board meeting
- 2.2 Approve the FINAL PLAT of Northwing Addition, Unit Four, a 9.1-acre, 21-lot subdivision located north of the end of Matter Drive (*applicant: Anders Trust; file no. SUB-22-085*)
- 2.3 Approve the FINAL PLAT of Green Acres Addition, Unit Five, a replat to vacate the 25-foot platted front setback line at 3000 Gary Avenue (*applicant: Jerry Thomas; file no. SUB-23-011*)

Ball moved to approve items 2.1 and 2.3; Ebert seconded. Motion passed 6–0–0.

Ball moved to table item 2.2 to the April 13, 2023, meeting; Fehr seconded. Motion passed 6–0–0.

3. PUBLIC HEARINGS

- 3.1 TABLE a public hearing to consider the concurrent plat of KSU Foundation Addition, Unit Three, a 4.5-acre, single-lot commercial subdivision (*applicant: KSU Foundation; file no. SUB-23-001*)

Ball moved to table the hearing to April 13, 2023; Burton seconded. Motion passed 6–0–0.

Ebert noted that this is the third time they've tabled this item. He asked what the problems were. Beagle said that a number of details, such as easements, were taking a long time to iron out, but he said it appears it's on track now.

- 3.2 A public hearing to consider a CONDITIONAL USE to allow a pylon sign with electronic changeable copy and an internally illuminated name sign to replace the existing sign at Marlatt Elementary School, 2715 Hobbs Drive (*applicant: USD 383; file no. CUP-23-013*)

Bidwell provided a staff report and recommended approval with conditions. Nuss asked if there were two options—a six-foot-tall sign and one that is over seven-and-a-half feet tall—because the budget is not final. Bidwell confirmed that. Nuss said she would prefer the shorter sign but understands that the taller one is permitted. Ebert asked if the 60-second static image rule was new or a carry-over from the old regulations. Staff said it was a carry-over.

Anderson opened the public hearing.

No one stood to speak.

Anderson closed the public hearing.

Ball moved to approve the conditional use with the conditions listed in the staff report; Fehr seconded. Motion passed 6–0–0.

- 3.3 A public hearing to consider ANNEXATION of a 21.8-acre parcel north of the end of Victory Drive (*applicant: Burton Land Company; file no. ANX-23-009*)
- 3.4 A public hearing to consider REZONING a 21.8-acre parcel north of the end of Victory Drive from (County) AG to RL-A, Attached Low-Density Residential (*applicant: Burton Land Company; file no. REZ-23-010*)

Burton recused himself and left the room.

Beagle presented the staff report and recommended that the board recommend approval of the annexation and the rezoning to the City Commission.

Anderson opened the public hearing.

Zachary Burton, 3651 Victory Drive, said he intends to develop this area as a “cluster” subdivision. He also said he intends to develop the entirety of Hartford Hills as shown in the master plan.

Nuss said she appreciated that Burton is trying to target the workforce market, but noted that the further west we go, the further people are from goods and services. She asked if the school site indicated on the Hartford Hills plan was for a high school or another type. Burton said he didn’t know, but it’s there if USD 378 wants it.

Ball noted that the further west development goes, the further into the Fort Riley noise impact zone will houses go. Burton said the noise impact area is disclosed on every building permit and property title.

Fehr asked about how the prairie grass will be protected after development. Burton said the protected areas would be common areas, not part of individual lots, that were held in trust by a homeowners association.

No one else stood to speak.

Anderson closed the public hearing.

Ball moved to recommend approval of the annexation; Ebert seconded. Motion passed 5–0–0.

Ball moved to recommend approval of the rezoning; Fehr seconded. Motion passed 5–0–0.

4. REPORTS AND COMMENTS

4.1 Planning updates from staff

Adam explained that the Future Land Use Map amendment considered by the Board on January 12, 2023, was not done correctly and so, per the advice of the City Attorney, is considered invalid. The correct procedure would have been to start with the Riley County Planning Board or hold a joint meeting of that board and the MUAPB. However, the land is now annexed to the City and is therefore under the jurisdiction of the MUAPB, so the January recommendation is effectively moot.

Chmiel announced that the survey for the Beyond Tomorrow Downtown Plan is open to the public and encouraged the Board members to participate if they had not already. Board members offered suggestions for ways the survey could be made more accessible to the public.

4.2 Comments from Board members. There were none.

4.3 Next meeting: Chair announced the next meeting is Thursday, March 23, 2023 at 6:00 p.m.

5. ADJOURNMENT

Meeting was adjourned at 6:55 p.m.

Submitted by John Adam