

Agenda

Thursday, **April 13, 2023**

6:00 p.m.

City Commission Room, City Hall, 1101 Poyntz Avenue
Manhattan, Kansas

1. Call to Order

- 1.1. Roll Call
- 1.2. Public Comments *

2. Consent Agenda **

- 2.1. Approve the [MINUTES of the March 23, 2023](#), Manhattan Urban Area Planning Board meeting

3. Public Hearings ***

- 3.1. A PUBLIC HEARING for the proposed [Community Development Block Grant \(CDBG\) 2023 Annual Action Plan](#)

Action needed: Open hearing to receive public comments and for staff to answer questions regarding the proposed Plan prior to approval by the City Commission for submission to the U.S. Department of Housing and Urban Development

Note: items 3.2 and 3.3 are presented together in one staff report

- 3.2. A PUBLIC HEARING to consider [Rezoning of a 3.24-acre unplatted tract of land on the south side of Stagg Hill Road](#), from county zoning designation I-1 (Light Industrial) to county zoning designation C-2 (Highway Business), generally located approximately 250 feet east of the intersection of South Scenic Drive and Stagg Hill Road (*Applicant: Joseph McGraw; RCF-23-039*)

Action needed: Conduct a Public Hearing and consider the request based conformance with the Manhattan Urban Area Plan and the Riley County Land Development Regulations, and forward a recommendation of approval, approval with modifications, or denial, to the Board of Commissioners of Riley County.

- 3.3. A PUBLIC HEARING to consider the **Concurrent plat for a 3.24-acre tract of land on the south side of Stagg Hill Road**, generally located approximately 250 feet east of



- the intersection of South Scenic Drive and Stagg Hill Road (*Applicant: Joseph McGraw; RCF-23-039*)
- Action needed: Consider the request based on the Riley County Land Development Regulations and the review factors in Subsec. 26-9C-3D of the Manhattan Development Code, and approve, approve with conditions, or deny the plat.
- 3.4. A PUBLIC HEARING to consider a **Municipal Facility Review at Riley County Health Department** to allow a digital sign at Claflin Road & Wharton Manor Road (*Applicant: Riley County; file no. MFR-23-036*)
- Action needed: Conduct a public hearing, consider the request based on the review factors in Subsec. 26-9D-4D of the Manhattan Development Code, and forward a recommendation to approve, approve with changes, or deny to the City Commission
- 3.5. A PUBLIC HEARING to consider **Rezoning a 1.22-acre lot at 407 Pottawatomie Avenue** from RL, Low-Density Residential, to BC, Business Commercial (*Applicant: Midwest Concrete Materials; file no. REZ-23-035*)
- Action needed: Conduct a public hearing, consider the request based on the review factors for rezoning found in Subsec. 26-9B-2D of the Manhattan Development Code, and forward a recommendation to approve, approve with conditions, or deny to the City Commission
- 3.6. A PUBLIC HEARING to consider an **Amendment of McCall Landing PUD** to add a drive-through restaurant at the northwest corner of McCall Road and McCullough Place (*applicant: David Gemoll; file no. PUD-23-034*)
- Action needed: Conduct a public hearing, consider the request based on the review factors in Subsec. 26-9E-7E of the Manhattan Development Code, and forward a recommendation to approve, approve with conditions, or deny to the City Commission
- 3.7. A PUBLIC HEARING to consider the **Concurrent Plat of KSU Foundation Addition, Unit Three**, a 4.47-acre, one-lot subdivision on north side of Kimball Avenue between the Grain Science and Industry building to the west and KSU Foundation Office Park to the east (*applicant: Kansas State University Foundation; file no. SUB-23-001*)
- Action needed: Conduct a public hearing, consider the request, and approve, approve with conditions, or deny based on conformance with the review factors in Subsec. 26-9C-3D of the Manhattan Development Code
- 3.8. A PUBLIC HEARING to consider a **Municipal Facility Review at Bluemont Elementary**, 714 Bluemont Avenue, to allow modifications to the parking lot landscaping requirements (*applicant: USD 383; file no. MFC-23-014*)
- Action needed: Conduct a public hearing, consider the request based on the review factors in Subsec. 26-9D-4D of the Manhattan Development Code, and forward a recommendation to approve, approve with changes, or deny to the City Commission

4. Reports and Comments

- 4.1. Planning updates from staff
- 4.2. Comments from Board members
- 4.3. Next meeting: **Thursday, April 27, 2023**

5. Adjournment

** Public comments may be made on any subject other than those items listed on the agenda or those advertised for future meetings*

*** 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 and no public comments. Any Board member may ask questions on an item. If separate discussion is desired on an item, a Board member may request that the item be removed to the end of the Consent Agenda.*

**** The conduct of public hearings is prescribed in Sec. 26-8B-7 of the MDC [\[link\]](#)*