

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

Thursday, May 11, 2023

MEMBERS PRESENT

Phil Anderson
John Ball
Ben Burton

Ann Christian
Hannah Fehr
Debbie Nuss

MEMBERS ABSENT

Ken Ebert

STAFF PRESENT

Barry Beagle, Senior Planner; Rachel Sherck, Asst. City Atty.; John Adam, Asst. Director of Community Development; John Verssue, Planner II

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 April 27, 2023, Manhattan Urban Area Planning Board meeting
- 2.2 Approve the FINAL PLAT of North 3rd Street 151 Coffee a single-lot, 0.69-acre subdivision east side of North 3rd Street between Vattier and Kearney Street (applicant: 151 Coffee; file no. SUB-23-042)

Nuss had some corrections to the minutes. So did Burton.

Nuss moved to approve the consent agenda with the minutes as amended; Ball seconded. Motion passed 6–0–0.

3. PUBLIC HEARINGS

- 3.1 **TABLE** a PUBLIC HEARING to consider the REZONING of approximately three acres on Mulligan Place from Country Club Estates PUD to RH, High-Density Residential (*applicant: BLT Holdings; file no. REZ-23-020*)

Ball moved; Nuss seconded. Motion passed 6–0–0.

- 3.2 A PUBLIC HEARING to consider a **MUNICIPAL FACILITY REVIEW** at 1112 and 1120 Hayes Drive to allow landscape parking lot screening along Hayes Drive in lieu of solid fencing (*Applicant: USD 383; file no. MFR-23-043*)

Adam presented the staff report and recommended approval.

The chair opened the public hearing

Patricia Brooke-Freundt, 4040 Taneil Drive, USD 383 Construction Manager, said she worked with Community Development and Public Works on the native grasses plan, the 10-foot trail easement, which also improves the storm drainage along Hayes Drive and trees planted on the property. Brooke-Freundt added a neighborhood meeting was held and one neighbor attended.

The chair closed the public hearing

Anderson said this is a very inviting and good solution as opposed to putting up a fence.

Ball moved to recommend approval; Christian seconded. Motion passed 6–0–0.

- 3.3 A PUBLIC HEARING to consider an **AMENDMENT** of the Manhattan Development Code to regulate political signs (*applicant: City of Manhattan; file no. DCA-23-051*)

Adam presented the staff report and recommended approval. Nuss asked staff to confirm her understanding of the setback from curb requirement and who to call with complaints. Sherck said people could call the police or Public Works for enforcement. She said the six-foot setback from the edge of the roadway was based on what other cities were doing and consultation with the City Engineer.

Ball asked for further clarification on the restriction distance within the ten feet public easement. Adam clarified it was a six-foot setback leaving a four-foot area for signs to be posted.

The chair opened the public hearing

No one spoke.

The chair closed the public hearing

Nuss said she did not like the law because of how it looks for government to allow political messages in the right-of-way but understands there's not really a choice here.

Ball moved to recommend approval; Burton seconded. Motion passed 6–0–0.

4. GENERAL AGENDA

4.1 Annual organizational meeting and election of officers

Nuss nominated Burton to be chair; Ball seconded. Motion passed 5–0–1 (Burton abstaining).

Ball nominated Nuss to be vice-chair; Burton seconded. Motion passed 5–0–1 (Nuss abstaining).

5. REPORTS AND COMMENTS

5.1 Planning updates from staff.

Verssue said the second quarter Workforce Housing Steering Committee meeting was held on April 28, it was well attended. Verssue said the committee is working to answer hard pressing questions from the community and staff to ultimately provide a recommendation on what and how the sales tax funds will be allocated. The discussion got some attendees thinking but a follow up survey was sent out to the committee. Verssue added that planning has begun for the third quarter meeting. Anderson asked if accessory dwelling have been part of the conversation. Ball asked if manufactured homes are also being discussed. Verssue said that all types of housing are being considered.

Verssue said there was a Beyond Tomorrow Downtown Plan Steering Committee meeting held on April 26. He said the committee continues to keep groups engaged and informed. Verssue shared the community and business surveys have closed with the results being 1,400 community responses and 50 business responses. Verssue said the second community outreach efforts have begun with stakeholder and major planned area focus groups. Burton recommended that Christian would have valuable input as her office is located downtown. Nuss asked if the downtown faith community has been involved. Verssue said no. Nuss said she would connect the group, which meets regularly, with Verssue.

5.2 Comments from Board members.

Burton said the Kimball roundabout would be closed until August 1, 2023. He said the governor announced the winners of the SPRINT awards, one of which was the Wareham Theater renovation.

5.3 Next meeting: Chair announced the next meeting is Thursday, May 25, 2023

6. ADJOURNMENT

Meeting was adjourned at 6:37 p.m.