

MINUTES

MANHATTAN URBAN AREA PLANNING BOARD

City Commission Room, City Hall
1101 Poyntz Avenue

Monday, January 5, 2026

MEMBERS PRESENT

Hannah Fehr, chair
Debbie Nuss
Ann Christian
Shelley Carver

MEMBERS ABSENT

Kelly Karl
Brad Buser, vice-chair
Ryan Wilson

STAFF PRESENT

John Adam, Assistant Director of Community Development; Bob Issac, Riley County Planner;
Lance Wackerla, Planner I

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 December 15, 2025 Manhattan Urban Area Planning Board meeting
- 2.2 Approve the FINAL PLAT of The Highlands at Grand Mere, Unit 5, a 5.40-acre replat of Lot 38–44 & 49–50, The Highlands at Grand Mere, Unit 3. Located at MacLeod Circle (applicant: Ben Burton, SMH Consultants; file no. SUB-25-135)
- 2.3 Approve the FINAL PLAT of Sam N Rogers, Fifth Subdivision, a replat of Lots 49a and 49b of Sam N Rogers Subdivision into a single lot. (applicant: Celibi, file no. RCF-25-149)

Nuss moved to approve the consent agenda; Buser seconded.

Item 2.1 passed 6–0–1 (Carver abstaining).

Items 2.2 and 2.3 passed 7–0.

3. PUBLIC HEARINGS

- 3.1 A PUBLIC HEARING to consider the AMENDMENT of the Professional Place PUD, 1.5 acres, to allow beauty salon and massage as acceptable businesses. Located at 2308 Anderson Avenue (applicant: Mike Bean, Professional Place Office Park Association; file no. PUD-25-141)

Wackerla gave the presentation and recommended approval.

Nuss asked if there was already a massage establishment in the complex. Wackerla confirmed. Nuss asked how they were permitted. Wackerla said he was unsure.

Buser asked about rezoning out of the PUD. Wackerla said time had been a factor for the applicant and that figuring out a rezoning from a PUD typically took more time. He added that there were some issues with setbacks if the PUD were to be converted to the BC, Business Commercial District.

Public hearing opened

Jasmin Thompson, 5789 Elbo Ridge Drive, said she was the owner of the beauty salon that wanted to locate in the complex. She said the other owners had already agreed to allow her use, and that the neighborhood meeting had nobody in opposition. She asked that the board approve the amendment request.

Laurain Rehmer, 123 Allen Hill Drive, said she represented the massage establishment and that the City did not require separate approvals for massage establishments until 2019. She said without additional approval that there was no easy way for the City to know if the use was permitted.

Public hearing closed

Karl recommended approval of the amendment; Carver seconded.

Motion passed 7-0.

4. REPORTS AND COMMENTS

- 4.1 Planning updates from staff.

Issac said the Board of County Commissioners would hear the request for the plat on January 15.

- 4.2 Comments from Board members.

- 4.3 Next meeting: Chair announced the next meeting is January 22, 2026

5. ADJOURNMENT

Meeting was adjourned at 6:10 p.m.

Submitted by Lance Wackerla, Planner I