

## Agenda

Monday, January 5, 2026

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 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*)  
  
Action needed: Consider the request and approve or deny based on conformance with Subsec. 26-9C-2F of the Manhattan Development Code
- 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*)  
  
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. 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*)  
  
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



This meeting is being held in the City Commission Room at City Hall, 1101 Poyntz Avenue, Manhattan, KS 66502. Public participation is solicited without regard to race, sex, familial status, military status, disability, religion, age, color, national origin, ancestry, sexual orientation, or gender identity. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this meeting, or those requiring language assistance (free of charge) should contact the City of Manhattan ADA Coordinator, Deann Tiede, no later than 48 hours prior to the meeting, at 785-587-2442 or 7-1-1 (Relay).

#### 4. Reports and Comments

- 4.1. Planning updates from staff
- 4.2. Comments from Board members
- 4.3. Next meeting: Monday, January 22, 2026

#### 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.*