

Agenda

Monday, **February 2, 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 January 22, 2026](#), Manhattan Urban Area Planning Board meeting
- 2.2. Approve the [FINAL PLAT of Autumn Ridge, Unit 2](#), a 6-acre replat of Lots 1A, 1B, 2A, 2B, & 6–10, Autumn Ridge Addition, located on the east side of Grand Mere Parkway between Grand Champions Drive and Enclave Ridge Circle (*applicant: Ryan Clause, SMH Consultants; file no. SUB-26-002*)

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

3. Public Hearings

- 3.1. A PUBLIC HEARING to consider the [MAJOR MODIFICATION of the Southwind Capital Planned Unit Development](#) to update signage and allow for conversion of time and temp display to digital graphic. Located at 1403 College Avenue (*applicant: Virginia Baumgartner, Luminous Neon LLC; file no. PUD-26-002*)

Action needed: Conduct a public hearing, consider the request, and approve, approve with conditions, or deny based on conformance with the review factors in Para. 26-9E-7E-3 of the Manhattan Development Code



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, Buffy Starkey, no later than 48 hours prior to the meeting, at 785-587-2445 or 7-1-1 (Relay).

4. General Agenda

- 4.1. A WORK SESSION to provide further review and recommendation on the Short-term Rental regulation amendments for the Riley County Board of County Commissioners (BOCC) (*file no: RCF-26-005*)

Action needed: The planning board(s) may affirm the amendments as proposed without recommending additional changes, or they may suggest revisions for the BOCC's consideration.

5. Reports and Comments

- 5.1. Planning updates from staff
- 5.2. Comments from Board members
- 5.3. Next meeting: Monday, February 16, 2026

6. 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.*