

## MINUTES

### RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, November 19, 2012  
7:30 pm

Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street

Members Present: Lorn Clement, Chairman  
Dr. Tom Taul, Vice-Chair  
Diane Hoobler  
Julie Henton  
John Wienck

Members Absent: None

Staff Present: Monty Wedel – Director, Bob Isaac – Planner, Lisa Daily –  
Administrative Assistant

Others Present: Jen Hancock - SMH Consultants, Gayle Stevens, Roger Stevens, Rolan  
Davis, David Del Rosso and Michelle Del Rosso

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the October 8, 2012 meeting were presented and approved as amended. The Report of Fees for the month of October 2012 (\$1,126.00) was presented and approved.

John Wienck moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and, due to the lack of agenda items for the Board of Zoning Appeals, moved to reconvene as the Riley County Planning Board.

Diane Hoobler seconded. Carried 5-0

#### **RILEY COUNTY PLANNING BOARD**

##### **Larson – Plat and Residential Use Designator**

Lorn Clement opened the public hearing at the request of Roy and Debbie Larson, petitioners and owners, to concurrently plat a tract of land into one (1) lot and receive a Residential Lot Designator (extraneous farmstead) for said tract in Bala Township, Section 15, Township 8 South, Range 5 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the subject property. He said that although the property is not located within a designated growth area as per the Future Land Use Map in the Plan, it is located approximately a quarter-mile south of the Small Cities Growth Area of Leonardville.

Mr. Isaac stated the subject property has been developed for several years with a single-family dwelling in association with a surrounding agricultural operation. He said rather than abandon the house and outbuildings and allow them to go into disrepair, the Applicant wishes to divide the property so that the extraneous home site and surrounding cropland can both remain in use. Mr. Isaac stated due to the character of the existing development and the criteria set forth in the zoning regulations for a Residential Use Designator - Extraneous Farmstead, it is not anticipated that the request will cause conflicts and that the request is consistent with the Plan

Staff recommended approval of the request to receive a Residential Use Designator–Extraneous Farmstead. Staff also recommended approval of the concurrent plat of Larson Addition, based on a determination that the minimum requirements of the Riley County Zoning and Subdivision Regulations have been met.

Chairman Clement asked the Board if there were any questions for Mr. Isaac. There were none.

Chairman Clement asked for proponents within 1,000 feet. There were none.

Chairman Clement asked for opponents within 1,000 feet. There were none.

Chairman Clement stated that he would entertain a motion to close the public hearing.

Diane Hoobler moved to close the public hearing.

Julie Henton seconded. Carried 5-0.

Diane Hoobler moved to approve petition #12-17 and #12-18, for reasons listed in the staff report.

Julie Henton seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on December 6, 2012, at 10:30 am, in the Commission chambers.

### **Davis-Schweitzer – Replat**

Lorn Clement opened the public hearing at the request of Rolan D. Davis and Kristen Schweitzer, petitioners and owners, to replat Lot 17, Stony Brook Addition, Unit Two and Lot 2, Stony Brook Addition, Unit Three, into one (1) lot in Grant Township, Section 15, Township 9 South, Range 7 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the subject property. He informed the Board that approximately 50% of the subject site is located within the 1% annual chance flood and the area is known as the “flowage easement” for Tuttle Creek Reservoir.

Mr. Isaac stated the subject property has been developed for several years with a single family dwelling within a residential area. He said due to the character of the existing and surrounding development, it is not anticipated that replatting the subject property would cause conflicts. Staff recommended approval of the Final Plat of Stony Brook Addition, Unit Four, based on a determination that the minimum requirements of the Riley County Zoning and Subdivision Regulations and the Sanitary Code have been met.

Chairman Clement asked the Board if there were any questions for Mr. Isaac. There were none.

Chairman Clement asked the Applicant if he would like to speak.

Rolan Davis stated the County Sanitarian suggested purchasing additional land in the event the septic system should need to be relocated.

Chairman Clement asked for proponents within 1,000 feet. There were none.

Chairman Clement asked for opponents within 1,000 feet. There were none.

Chairman Clement stated that he would entertain a motion to close the public hearing.

Tom Taul moved to close the public hearing. Diane Hoobler seconded. Carried 5-0.

Tom Taul moved to approve petition #12-19 , for reasons listed in the staff report.

John Wienck seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on December 6, 2012, at 10:40 am, in the Commission chambers.

### **Stevens – Plat and Rezone**

Lorn Clement opened the public hearing at the request of Roger & Gayle Stevens and Stevens Family Trust, petitioners and owners, to rezone a tract of land from “AG” (Agricultural District) to "SF-5" (Single Family Residential) and concurrently plat a tract into two (2) lots in Wildcat Township, Section 28, Township 9 South, Range 7 East, in Riley County, Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the subject property. He stated the subject property has been developed for several years with two single family dwellings, within in a residential area. Mr. Isaac said due to the character of the existing and surrounding development, it is not anticipated that rezoning the

unplatted portion of the subject property to a residential zoning district will cause conflicts. Mr. Isaac stated that the request was consistent with the Plan.

Staff recommended that the Planning Board forward a recommendation of approval of the request to rezone the proposed property on the following:

- The subject site has been residentially developed for several years;
- Continued use of existing residential structures will sustain the tax value of the property;
- Platting and rezoning the property will allow the existing home to continue to be used for residential purposes;
- The proposed extension Bowman Drive and installment of a proper turn around (cul-de-sac) will improve the safety and convenience of vehicular traffic on Bowman Drive.

Staff also recommended that the Planning Board approve the concurrent plat of the Stevens Canyon Subdivision, as it was determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Chairman Clement asked the Board if there were any questions for Mr. Isaac. There were none.

Chairman Clement asked the Applicant if he would like to speak.

Roger Stevens stated the property was acquired to prevent development of additional residences and preserve the rural character.

Chairman Clement asked for proponents within 1,000 feet. There were none.

Chairman Clement asked for opponents within 1,000 feet. There were none.

Chairman Clement stated that he would entertain a motion to close the public hearing.

Julie Henton moved to close the public hearing. Diane Hoobler seconded. Carried 5-0.

Tom Taul moved to approve petition #12-20 , for reasons listed in the staff report.

Diane Hoobler seconded. Motion carried 5-0.

Diane Hoobler moved to approve petition #12-21 , for reasons listed in the staff report.

John Wienck seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on December 6, 2012, at 10:50 am, in the Commission chambers.

## **Other Business**

Monty Wedel shared that the City of Manhattan, City of Ogden and Riley County have been working on the K-18\Eureka Valley Corridor Plan. He said the steering committee has approved a draft and should be presented to the Planning Board in January.

Tom Taul stated there has been no progress made on the Capstone violation, which is no fault of the Planning Commission. Mr. Taul said it has been three months since the situation was taken to the County Counselor's office for action. Dr. Taul stated he has called the County Counselor three times in the past month and every time he was assured a letter would be sent out that week.

Chairman Clement and Tom Taul agreed to take this concern directly to the Board of County Commissioners.

John Wienck moved to adjourned. Julie Henton seconded. Carried 5-0.

The meeting was adjourned at 8:18 P.M.