

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, August 12, 2013
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: Lorn Clement, Chairman

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

Others Present: Jessica Davis, Ken Davis and Clarice Whitesell

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the June 10, 2013 meeting were presented and approved. The Report of Fees for the month of June 2013 (\$3,127.50) and July 2013 (\$4,211.75) were presented and approved.

Julie Henton 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 4-0

RILEY COUNTY PLANNING BOARD

Davis – Residential Use Designator

Tom Taul opened the meeting at the request of Jessica Davis, petitioner and James and Clarice Whitesell, owners to receive a Residential Use Designator-Country Estate for a tract of land in Grant Township, Section 26, Township 8 South, Range 6 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the subject property. Mr. Isaac stated that the request was consistent with the criteria for a Residential Use Designator-Country Estate, found in the Riley County Zoning Regulations. Mr. Isaac presented and reviewed the site plan as submitted by the applicant. Staff recommended approval of the request to receive a Residential Use Designator-Country Estate.

Tom Taul asked if horses can graze in the 200-foot agricultural buffer.

Mr. Isaac explained that structures meant for human or animal habitation can't be built within the buffer but livestock grazing is allowed.

Monty Wedel explained the parent tract of land will be tracked and can only have one country estate residential use designator per original parent agricultural tract.

Jessica Davis, applicant, stated that James and Clarice Whitesell are her parents who live less than a mile from the proposed site where she was raised. She said they would like to eventually have a few horses and bucket calves for 4-H projects.

John Wienck moved to close the public hearing.

Julie Henton seconded. Carried 4-0.

John Wienck moved to approve Petition #13-22 and associated site plan, for reasons listed in the staff report.

Diane Hoobler seconded. Motion carried 4-0.

Signature on Application for Zoning Regulation Amendment

Monty Wedel explained that after reviewing the regulations, it was determined that a loophole regarding "original parent agricultural tracts". He said that a definition is needed in the Riley County Zoning Regulations to clarify the meaning of "original parent agricultural tract".

Diane Hoobler moved that Vice-Chair Tom Taul sign the petition application on behalf of the Board.

John Wienck seconded. Carried 4-0.

Monty Wedel reviewed upcoming projects:

- Staff is still working on the Wildcat Creek Watershed Management Plan and will eventually come to the Board for amendment.
- New FEMA Floodplain maps are being issued and the Board needs to be aware of changes especially to Hunters Island. This will go before the Commission and public meetings will be held because there will be an appeals period.
- Staff is working on more information concerning Vision 2025 and hope to present the information to the Board at the next meeting.
- Property Maintenance Code will be considered by the Commission. This will be for maintenance, not building codes, for existing properties.

John Wienck moved to adjourned.

Julie Henton seconded. Carried 4-0.

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