

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

**Monday, November 18, 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

Members Absent: Lorn Clement, Chairman
John Wienck

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

Others Present: Robert Boyd, Daniel M. Winter and Dean Larson

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the October 14, 2013 meeting were presented and approved. The Report of Fees for the month of October 2013 (\$2,218.00) were presented and approved.

The Board approved to reschedule the Monday, February 10, 2014 meeting to Thursday, February 13, 2014.

Diane Hoobler 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.

Julie Henton seconded. Carried 3-0

RILEY COUNTY PLANNING BOARD

Winter – Replat

Tom Taul opened the public hearing at the request of Daniel M. Winter and Gretchen D. Winter, petitioner and Daniel M. Winter Trust and Gretchen D. Winter Trust, owners, to **replat** Lots 1 and 2 of D and G Estates, adjusting the common boundary line, in Grant Township, Section 30, Township 8 South, Range 7 East.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. Staff recommended approval of the final plat of D and G Estates Unit Two based on a determination that the minimum requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Diane Hoobler asked if there would be enough acreage on Lot 2 to meet the Sanitary Code.

Bob Isaac replied yes.

The Applicant had no comments.

Julie Henton moved to close the public hearing. Diane Hoobler seconded. Carried 3-0.

Diane Hoobler moved to approve the Final Plat of Petition #13-30, D and G Estates Unit Two, based on reasons listed in the staff report.

Julie Henton seconded. Motion carried 3-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on December 2, 2013, at 10:15 am, in the County Commission Chambers.

Larson – Residential Use Designator & Plat

Tom Taul opened the public hearing at the request of Dean Larson, petitioner, and Dean and Brenda Larson, owners, to receive a Residential Lot Designator – Extraneous Farmstead for a tract of land and plat the tract into one (1) lot, located in Bala Township, Section 12, Township 8 South, Range 4 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the subject property. Staff recommended approval of the concurrent plat of Dean Larson Estates based on a determination that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met. Staff also recommended approval of the request to receive a Residential Use Designator – Extraneous Farmstead based on a determination that it met the minimum requirements of the Riley County Zoning Regulations.

The Applicant had no comments.

Julie Henton moved to close the public hearing. Diane Hoobler seconded. Carried 3-0.

Diane Hoobler moved to approve petitions #13-31 and #13-32, for reasons listed in the staff report.

Julie Henton seconded. Motion carried 3-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on December 2, 2013, at 10:30 am, in the County Commission Chambers.

Wildcat Creek Floodplain Management Plan

The public hearing was conducted. There were no public comments and no modifications to the plan were suggested.

Julie Henton moved to close the public hearing. Diane Hoobler seconded. Motion carried 3-0.

Diane Hoobler moved that the Board sign Resolution #111813 amending the Manhattan Urban Area Comprehensive Plan and Vision 2025 by incorporating the Wildcat Creek Floodplain Management Plan, dated November 2013.

Julie Henton seconded. Carried 3-0.

Diane Hoobler moved to adjourned.

Julie Henton seconded. Carried 3-0.

The meeting was adjourned at 8:08 P.M.