

## **AGENDA**

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

**Monday, June 8, 2015  
7:30 p.m.**

**Commission Meeting Room  
Courthouse Plaza East**

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(Procedure: Open joint meeting of the Riley County Planning Board/Board of Zoning Appeals.)

#### **I. OPEN PUBLIC COMMENTS**

#### **II. CONSENT AGENDA**

1. Consider the minutes of the May 11, 2015 meeting.
2. Consider the Report of Fees for the month of May 2015.

(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and reconvene as the Riley County Board of Zoning Appeals.)

#### **III. GENERAL AGENDA - RILEY COUNTY BOARD OF ZONING APPEALS**

1. Public Hearing to consider the request of AT&T Mobility, petitioner and Russell & Theresa Peterson Trust, owner, to amend Conditional Use Authorization (#08-05) for an existing 250-foot self-supporting communications tower to allow for the installation of parabolic dish type antennas.

(Procedure: Adjourn as the Riley County Board of Zoning Appeals and reconvene as the Riley County Planning Board.)

#### **IV. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD**

1. Big Blue Floodplain Management Plan update.
2. Accessory building regulation amendments update.

(Procedure: Adjourn the Riley County Planning Board meeting.)

## MINUTES

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

Monday, May 11, 2015  
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 and Lisa Daily -  
Administrative Assistant

Others Present: Ron Wells, Ed Behnke, Tom Abbott and Dave Lewis

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the April 13, 2015 meeting were presented and approved. The Report of Fees for the month of April (\$3,814.00) were 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.

Julie Henton seconded. Carried 5-0

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

##### **Amend Section 2 – Definitions, Section 8 – AG (Agricultural District) and Section 22B – Special Events of the Riley County Zoning Regulations**

Lorn Clement opened the public hearing to amend Section 2 – Definitions, Section 8 – AG (Agricultural District) and Section 22B – Special Events, of the Riley County Zoning Regulations.

Monty Wedel stated that Manhattan Urban Area Planning Board will hear the request on June 1, 2015. He said recommendations from both boards will then be presented to the Riley County Board of County Commissioners.

Mr. Wedel stated a task force was created to review and recommend proposed amendments to the current regulations. Mr. Wedel stated the Task Force was made aware of the meeting and that there was a unanimous consensus of the proposed amendments. He said Task Force

member, Dave Lewis is in attendance and Sue Stringer provided her comments via email which were read aloud:

All,

*I will not be able to make it this evening. I'm double booked with 2 grandkids ballgames in Paola.*

*I would urge those locally that participated in the Riley County Agritourism Taskforce, that are able, to attend tonight's hearing. I don't know that I repeated something Robin Jennison said when talking to a group of Kansas Agritourism folks, but he said something to this effect, "even though you may not think you are into politics, when your business or home may be positively or adversely impact by a decision made by people in politics, you either need to get into the political game or watch decisions made without your voice being heard."*

*I am very pleased with the foresight of the Riley County Planning Office in bringing the mix of people to the table with the Task Force and thank them for doing so. I have used the Task Force way to come to a resolution in other work within my career and feel it allows individuals to speak their mind in a civil and reasonable manner without fear.*

*I appreciate the support for Kansas Agritourism in Manhattan/Riley County and hope to see continued growth with the proposed agritourism zoning amendments in the area.*

Sue

Dave Lewis stated staff did a great job. He said there were lots of discussion and at times was pretty intense. Task Force members felt the process worked well and had a chance to make sure their own specific concerns were addressed. Mr. Lewis said believes that was accomplished. He said Riley County has been in the forefront in leading a lot of different charges and the proposed regulation amendments will be used as examples by other counties.

Monty Wedel said several counties have already asked for copies of the draft amendments.

Julie Henton moved to close the public hearing.

John Wienck seconded. Motion carried 5-0.

Tom Taul stated he felt the Task Force did a good job.

Diane Hoobler moved to forward a recommendation of approval of the proposed amendments to amend Section 2 – Definitions, Section 8 – AG (Agricultural District) and Section 22B – Special Events, of the Riley County Zoning Regulations to the Board of County Commissioners.

John Wienck seconded. Motion carried 5-0.

### **Annual Comprehensive Plan Update**

Bob Isaac asked the Board if there were any questions, comments or suggestions after reviewing the report. He said if not, a memo to the Board of County Commissioners had been prepared for the Chairman's signature. Mr. Isaac said staff will proceed with making changes to the agricultural buffer as suggested in last year's annual review. He said staff is still in discussions regarding increasing the notification area.

The Board members unanimously agreed to have Chairman, Lorn Clement, sign the memo.

**Discussion - Accessory Building or Use Definition (Interpretive Policy #01-01 rev., 2003)**

Monty Wedel said there are two individuals that have interest in this issue. He stated Mr. Ed Behnke is in attendance and was mentioned in the memo. Mr. Behnke has an unplatted, grandfathered .82-acre lot on Purcell Road zoned agricultural.

Mr. Wedel said Tom Abbott has a 14-acre tract and noted that there are considerable differences between the two tracts. Mr. Wedel asked why shouldn't a bigger accessory structure to store equipment necessary to maintain a 14-acre tract, be allowed.

Mr. Wedel referred to the main questions and concerns in the memo and interpretative policies that were provided. He said the issue is with the definition of "subordinate" for accessory building. Mr. Wedel said there have been property owners in the past that have questioned the interpretative policy and after being provided an explanation came to understand the need for the regulation, particularly in a residentially zoned area.

Mr. Wedel asked the Board if the interpretation of the definition is correct. He asked the Board if it made sense to have this requirement and is it serving a useful purpose. He said that if the Board agreed then, should there be some type of relief valve for a physical restriction. Mr. Wedel explained at this time, we don't have a mechanism for this type of a variance.

Mr. Wedel said he visited with legal counsel and said legal concurs that any physical requirement within the regulations should have some relief option. He said other options could be maximum lot coverage or increasing the 25% maximum height. He asked the Board for their thoughts on this issue and the questions asked within it and asked if the Board feels Staff should research ideas to resolve it. He stated the variance would be one idea. If the Board suggests the current interpretation is working fine, then the definition and interpretation will remain as is.

Diane Hoobler asked if this applies in residential zones only.

Mr. Wedel explained this is a definition of an accessory building and applies to all zones.

Diane Hoobler asked even the Agricultural District?

Mr. Wedel affirmed. He said if it is truly an agricultural building, it will be exempt.

Mr. Wedel asked the Board for feedback.

Lorn Clement stated his interpretation of question #2 – does it make sense, does it serve a useful purpose and the rule has been enforced for some time addressed two of his concerns; first, avoiding something that is totally out of character and scale with the neighborhood. He said we are trying to discourage the use of these buildings for commercial type uses because he feels it has been happening here and there in the County. Mr. Clement said we don't want to do things that promote subverting the zoning ordinance by allowing too much. He stated the appeal process for a variance would allow the applicant to come before the Board to explain the circumstances if there is a chance to override the strict application of the rule.

Ron Wells said one of the reasons he has been interested in this issue is because within the last 30 years, a lot of these things haven't been a problem because they were told no and sent down the road. He said he wants to check with the City of Manhattan on its use limitations for accessory structures. He said in one particular case, the home was 2,500 sq. ft., which would allow a 2,500 sq. ft. accessory structure on the same lot. He said he is not asking the Board to make any changes tonight either, but just wanted to point out that having been in this County all his life and even having a reason to run for office is to help the citizens. He said he just came back from a KCCA meeting and he guarantees the State of Kansas won't be doing any of us any favors. He stated he wants our citizens to be happy for the tax money they're spending in Riley County.

Mr. Wells stated he feels there should be a method within a modest increase. He said for example, he is looking to buy a 129-acre tract in which he would probably build a 1,200 sq. ft. house. He said that he would like to, however, build a 100,000 sq. ft. building to store his toys. Mr. Wedel said he doesn't like the idea that if you have that much acreage, the size of an accessory structure is limited to the size of the house. Mr. Wells asked the Board to consider having Monty research options. He said the City limits the use of such structure, in that it can't be converted into a principal structure at any point down the road.

John Wienck asked if you have your house built and now want to build a building twice the size to store antique tractors, would that be allowed?

Monty Wedel said the biggest concern staff has run into with the large buildings is the tendency to rent out or part of the building for storage to bring in revenue and what point is that commercial.

Tom Taul said the goal of the Planning Board has always been to provide options for applicants and suggested pursuing a study. He said anyone would like to have a double car garage and that would be bigger than some principal structures. He said lifestyles have changed.

Lorn Clement stated he hears five factors to consider in the study:

1. Square footage
2. Use and activity
3. Zoning category
4. Acreage of tract
5. Attached or detached structures

Diane Hoobler moved to recommend staff complete a study on subordinate building regulations.

Julie Henton seconded. Moved carried 5-0

Tom Taul moved to adjourned.

John Wienck seconded. Carried 5-0.

The meeting was adjourned at 8:06 P.M.



**RILEY COUNTY  
PLANNING & DEVELOPMENT**

**REPORT OF FEES**

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**May 2015**

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
05-01-2015	BAM, Repair Permit	75.00
05-01-2015	BAM, Repair Permit	75.00
05-04-2015	D&T Investments, Percolation test	300.00
05-05-2015	McLean, copy fee	1.00
05-05-2015	Disbrow, Environmental Site Evaluation	100.00
05-07-2015	Diederich, Building Permit #15-0020	150.00
05-07-2015	Folkerts, Building Permit #15-0021	150.00
05-08-2015	Briggs, copy fee	5.00
05-08-2015	Balckthorn, Building Permit #15-0023	150.00
05-11-2015	Allen, Building Permit #15-0025	150.00
05-12-2015	Ackerman, Environmental Site Evaluation	100.00
05-15-2015	Strawn, Environmental Site Evaluation	100.00
05-15-2015	Buyle, Environmental Site Evaluation	100.00
05-18-2015	Ackerman, Water Screening Report	8.00
05-18-2015	Price, Water Screening Report	20.00
05-20-2015	Darrah, Sign Permits x 3	150.00
05-20-2015	Clark, Profile test	150.00
05-20-2015	Clark, Building Permit #15-0026	150.00
05-21-2015	Wagoner, Environmental Site Evaluation	100.00
05-22-2015	Behrens, Building Permit #15-0027 & Repair permit	225.00
05-22-2015	Behrens, Water Screening Report	10.00
05-26-2015	Vargo, Repair Permit	75.00
05-26-2015	Matteson, Building Permit #15-0028	150.00
05-26-2015	Stalman, Water Screening Report	12.00
05-26-2015	Pope, Building Permit #15-0029	150.00
05-27-2015	Scantlin, Water Screening Report	20.00
05-28-2015	Geisler, Repair Permit	75.00

**TOTAL** **\$2,751.00**

**DEPOSITS MADE:**

05-01-2015	300.00
05-08-2015	706.00
05-15-2015	350.00
05-21-2015	100.00
05-22-2015	813.00
05-29-2015	482.00
<b>TOTAL</b>	<b>\$2,751.00</b>

Permit #	App Date	Ownr	Type of Bldg	Use of Bldg	Const Cost	Amnt Paid	Property Address	City & Zp
15-0019	05/05/2015	Patrick W Schurle	Barn	Tractor & equipment storage	\$20,000.00	\$0.00	17970 Stanton Rd	Green (67447)
15-0020	05/07/2015	Ryan & Arlie Diederich	Garage (detached)	Car & boat storage	\$25,000.00	\$150.00	17555 Tuttle Creek Blvd	Randolph (66554)
15-0021	05/07/2015	Bill & Janet Neilson	Garage (attached)	Vehicle storage	\$20,000.00	\$150.00	11081 Senn Rd	Leonardville (66449)
15-0022	05/08/2015	Gary Hargrave	Storage (ag related)	Machine shed	\$14,730.00	\$0.00	14991 Green Randolph Rd	Randolph (66554)
15-0023	05/08/2015	Dave Carlson	Miscellaneous	Storage	\$4,500.00	\$150.00	16010 Tuttle Creek Blvd	Randolph (66554)
15-0024	05/11/2015	David & Susan Shipman	Barn	Cattle barn	\$31,000.00	\$0.00	1001 W 54th Ave	Manhattan (66503)
15-0025	05/11/2015	Ricky Allen	Addition (residential)	Enclosed patio porch	\$20,000.00	\$150.00	5481 Marlatt Ave	Manhattan (66503)
15-0026	05/20/2015	Richard J. & Denise L. Clark	Storage (ag related)	Equipment storage	\$15,000.00	\$150.00	10393 Blue River Hills Rd	Manhattan (66503)
15-0027	05/22/2015	Jeremy Behrens	Storage (residential)	Shop/bedroom	\$8,000.00	\$150.00	7470 Rose Hill Rd	Randolph (66554)
15-0028	05/26/2015	Travis & Amanda R. Matteson	Addition (residential)	Master Bedroom & Bath	\$30,000.00	\$150.00	3906 Wildcat Creek Rd.	Manhattan (66503)
15-0029	05/26/2015	Andrew W & Katherine A Pope	Garage (detached)	Vehicle & Equipment Storage	\$35,000.00	\$150.00	8884 Longhorn Ln	Manhattan (66503)



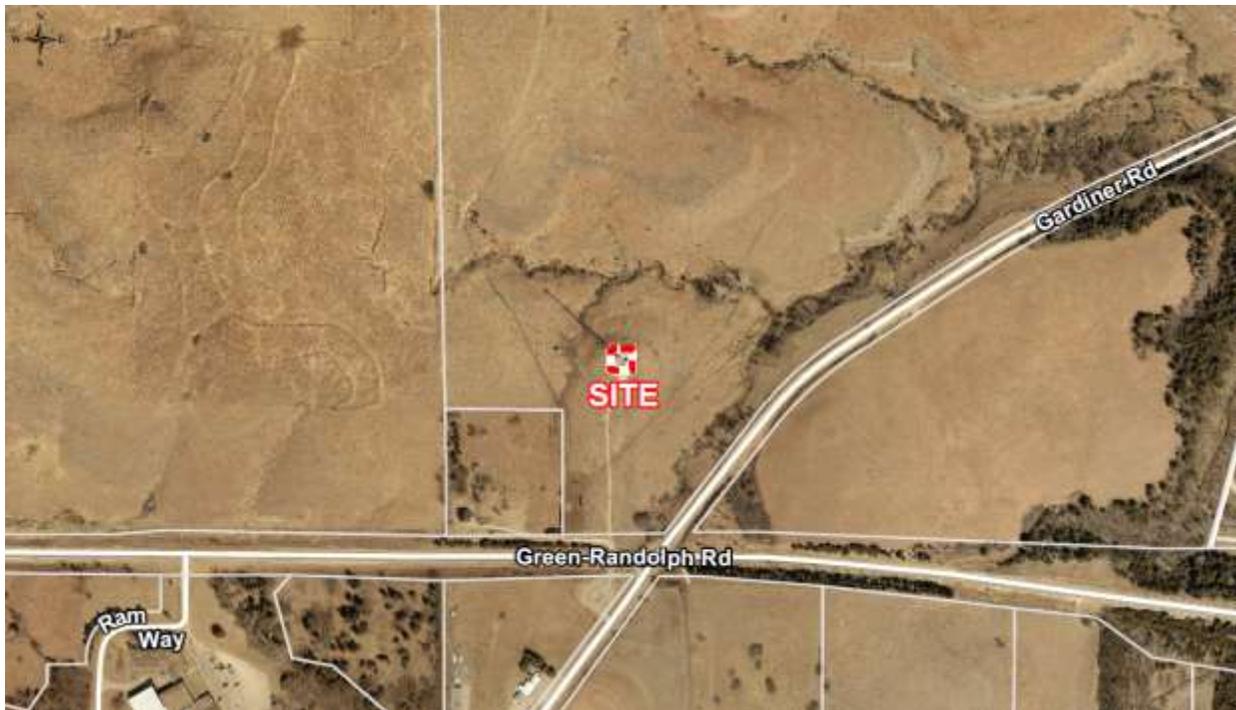
# PLANNING & DEVELOPMENT

## STAFF REPORT

### Conditional Use

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- PETITION:** (#15-07) Conditional Use
- APPLICANT:** AT&T Mobility  
c/o Network Real Estate, LLC  
5055 Hwy N, Suite 200  
St. Charles, MO 63304
- PROPERTY OWNER:** Russell and Theresa Peterson Trust  
14333 Walnut Creek Rd  
Randolph, KS 66554
- REQUEST:** Amend Conditional Use Authorization (#08-05) for an existing 250-foot self-supporting communications tower to allow for the installation of parabolic dish type antennas.
- SIZE OF TRACT:** The subject leased area is approximately .13 acres (75 x 75 ft.).
- LOCATION:** Generally located 200 feet west of the intersection of Green Randolph Road and Gardiner Road and approximately 500 feet north of Green Randolph Road; Section 15, Township 7 South, Range 6 East; Jackson Township.
- 



**BACKGROUND:** In the autumn of 2007, Russell W. and Therese A. Peterson, owners of the 416.77-acre parent tract, entered into an agreement with Horvath Communications to lease an approximate .13-acre portion of said parent tract in order to construct, operate and maintain a 250-foot self-supported communications tower (cell). In January 2008, the Riley County Board of Zoning Appeals approved a conditional use authorization to permit the construction and operation of a 250-foot self-supporting communications tower in the agricultural zoning district (Pet. #08-05). The approval of the authorization was based on the following conditions:

1. Tower height shall not exceed 250 feet.
2. The lighting requirements of the tower shall be as follows:
  - a. Day time – strobe;
  - b. Night time – red; and
  - c. All lighting requirements of the FAA.
3. The tower and all ancillary structures shall be made secure by the installation of fencing with a minimum height of six (6) feet.
4. Tower must have the capacity for the possible collocating of other carriers.
5. No microwave dishes shall be attached to the tower prior to amending this conditional use authorization.
6. The tower and associated uses shall not interfere with existing radio frequencies.
7. The tower and all ancillary structures shall be constructed and arranged as per the site plan approved by the Riley County Board of Zoning Appeals.
8. If the tower is abandoned, reclamation of the site shall be in accordance with the Section 8 of the Riley County Zoning Regulations.

The current owner of the tower (AT&T), is wishing to install an 8-foot diameter parabolic dish antenna. The main advantage of a parabolic antenna is that it has high directivity, which functions similarly to a searchlight or flashlight reflector to direct radio waves in a narrow beam, or receive radio waves from one particular direction only. Parabolic antennas have some of the highest gains (i.e., they can produce the narrowest beamwidths) of any antenna type (Straw, 2000) (Stutzman & Thiele, 2012). Parabolic antennas are used as high-gain antennas for point-to-point communications, in applications such as microwave relay links that carry telephone and television signals between nearby cities, wireless WAN/LAN links for data communications, satellite communications and spacecraft communication antennas. Their primary use in this context is to allow for mobile phone/cellular *backhaul*. This term refers to the transmission of network data over an alternative wireless route when the normal route is unavailable or overtaxed.

In order to allow for the installation of this type of antenna, the existing Conditional Use (Pet. #08-05) must be amended. Specifically, the language of condition #5 should be modified to allow parabolic dishes, perhaps with a maximum size.

#### **DESCRIPTION:**

Physical site characteristics: The site is a high point of relatively treeless grassland, located north and east of Blue Valley High School, on the north side of Green-Randolph Road. The parent tract is adjacent to and lies immediately west of Tuttle Creek State Park. The specific tower location is located less than 300 feet northeast of an existing home site.

General character of the area: The character of area is predominantly native grassland and pasture (cattle) situated north of the City of Randolph.

**ZONING:**

Zoning History: Currently zoned “AG” (Agricultural District), the parent tract has been zoned as such since at least 1974. There are no variances or other conditional uses associated with the parent tract.

**STAFF RECOMMENDATIONS:** Staff recommends the requested Conditional Use be approved with the following conditions:

1. Tower height shall not exceed 250 feet.
2. The lighting requirements of the tower shall be as follows:
  - a. Day time – strobe;
  - b. Night time – red; and
  - c. All lighting requirements of the FAA.
3. The tower and all ancillary structures shall be made secure by the installation of fencing with a minimum height of six (6) feet.
4. Tower must have the capacity for the possible collocating of other carriers.
5. Parabolic or microwave dish type antennas shall not exceed eight feet (8-ft.) in diameter and shall be designed to blend into the surrounding environment by using same color as tower. Such antennas shall be situated as close to the ground as possible to reduce visual impact without compromising their function.
6. The tower and associated uses shall not interfere with existing radio frequencies.
7. The tower and all ancillary structures shall be constructed and arranged as per the site plan approved by the Riley County Board of Zoning Appeals.
8. If the tower is abandoned, reclamation of the site shall be in accordance with the Section 8 of the Riley County Zoning Regulations.

**ATTACHMENTS:**

- Vicinity/site map
- Surrounding zoning map
- Site plan

Prepared by: Bob Isaac, Planner  
May 13, 2015



## VICINITY AND SITE

**AT&T Mobility**

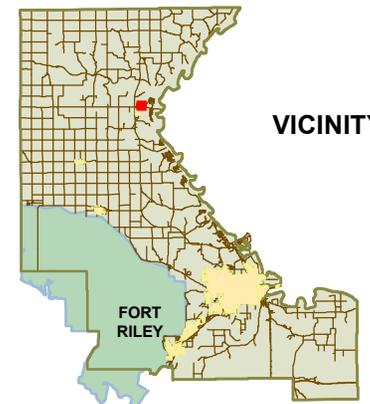
**Conditional Use #15-07**

**15-7-6**

### Legend

 1000' Buffer

 Site





## SURROUNDING ZONING

**AT&T Mobility**

**Conditional Use #15-07**

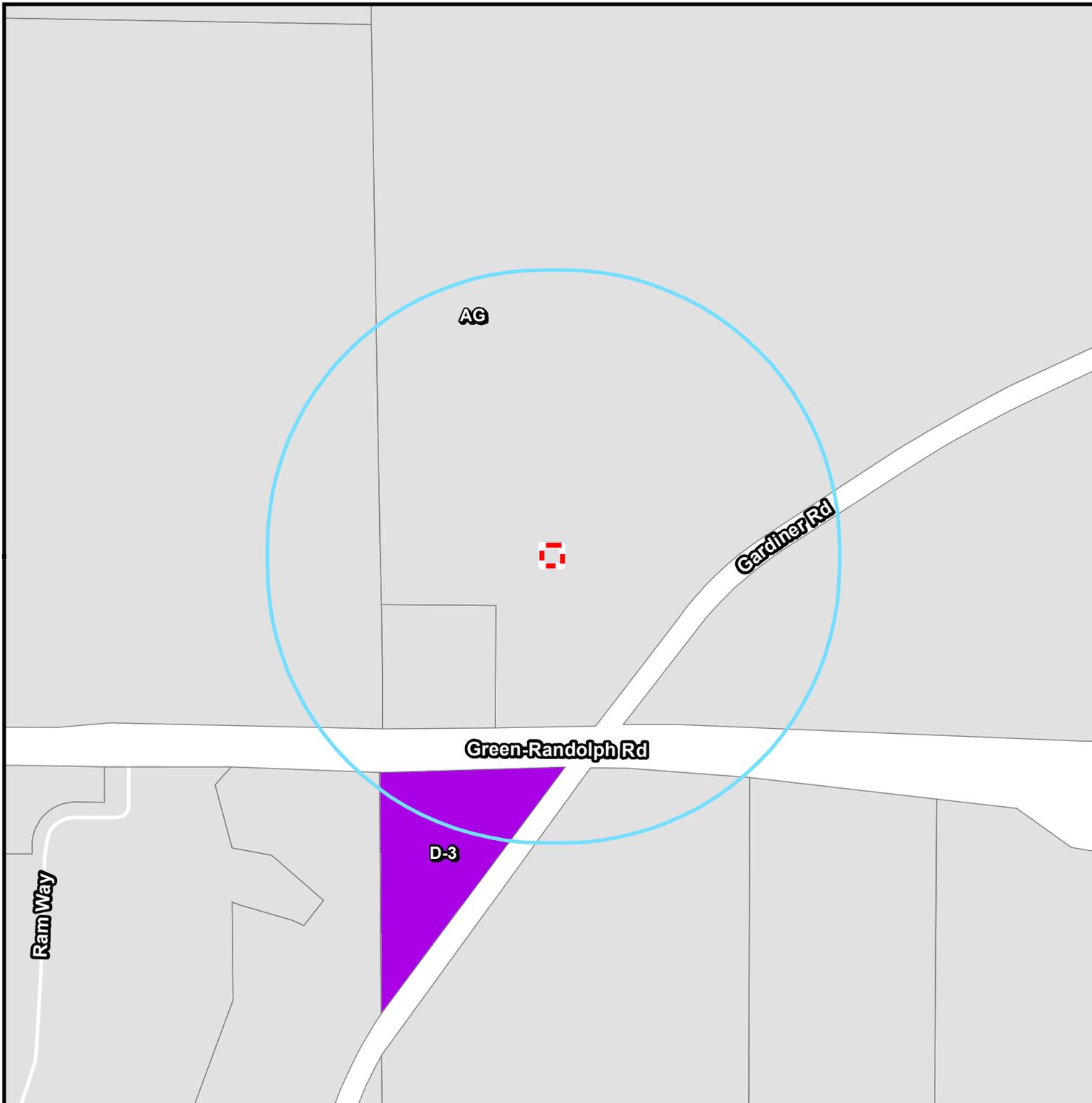
**15-7-6**

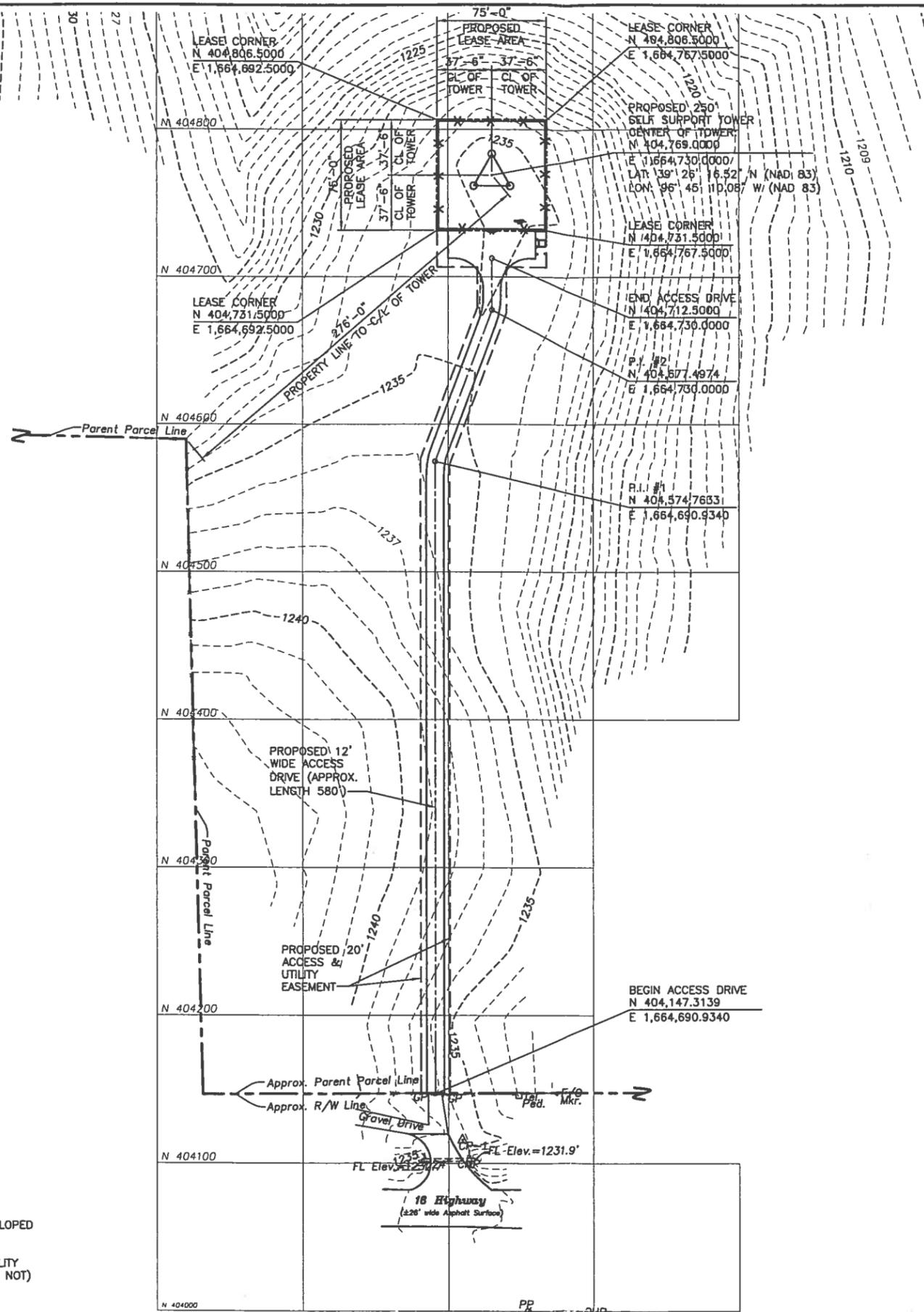
### Legend

 1000' Buffer

 Site

- |  |   |
|--|---|
|  SF-1 Single Family   |  AG Agricultural   |
|  SF-2 Single Family   |  N-1 Noise Hazard  |
|  SF-3 Single Family   |  PUD Planned Unit Dev  |
|  SF-4 Single Family   |  U University  |
|  SF-5 Single Family   |  City Boundaries   |
|  B-1 Two Family       |  Fort Riley  |
|  B-2 Multiple Family  |   |
|  B-3 Mobile Home Park |   |
|  C-1 Neighborhood Bus |   |
|  C-2 Shopping Dist    |  Special Zoning:<br>Conditional Use<br>Designator Lot<br>Special Use<br>Variance |
|  C-3 General Business |   |
|  C-4 Highway Business |   |
|  D-1 Industrial Park  |   |
|  D-2 Light Industrial |   |
|  D-3 Heavy Industrial |   |
|  D-4 Business Park    |   |





**HORVATH COMMUNICATIONS**  
 CORPORATE OFFICE: 401 E. COLFAX AVE. SUITE 101 SOUTH BEND, INDIANA 46617  
 Phone: (574) 237-0464 Fax: (574) 237-0484 CELL: (574) 621-0055

**SELECTIVE SITE CONSULTANTS, INC.**  
 A Site Acquisition, Engineering, and Construction Quality Assurance Company  
 8500 W. 110th Street, Suite 300 Overland Park, Kansas 66210  
 Phone: 913-438-7700 Fax: 913-438-7777

DESIGNER: T.E. STOREY  
 LEAD EE: S.D. KEISLING  
 LEAD CE/SE: M.L. OWENS

SUBMITTALS			
NO.	DATE	DESCRIPTION	BY
A	10/19/07	ISSUED FOR REVIEW	YES
B	11/30/07	REISSUED FOR ZONING	JMB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

SITE NAME  
**RANDOLPH**

SITE NUMBER

SITE ADDRESS  
 T.B.D. GREEN RANDOLPH RD.  
 RANDOLPH, KANSAS 66554

SHEET TITLE  
**OVERALL SITE PLAN**

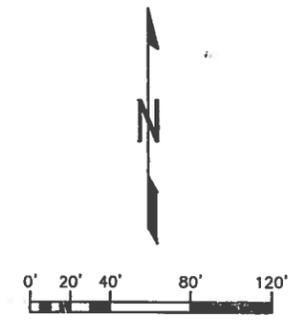
SHEET NUMBER  
**A-1**



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OVERALL SITE PLAN



CORPORATE OFFICE: 401 E. COLFAX AVE. SUITE 101 SOUTH BEND, INDIANA 46617  
 Phone: (574) 237-0464 Fax: (574) 237-0484 CELL: (574) 621-0055



**SELECTIVE SITE CONSULTANTS, INC.**  
 A Site Acquisition, Engineering, and Construction Quality Assurance Company  
 8500 W. 110th Street, Suite 300  
 Overland Park, Kansas 66210  
 Phone: 913-438-7700  
 Fax: 913-438-7777

DESIGNER: T.E. STOREY

LEAD EE: S.D. KEISUNG

LEAD CE/SE: M.L. OWENS

**SUBMITTALS**

NO.	DATE	DESCRIPTION	BY
A	10/19/07	ISSUED FOR ZONING	TES
B	11/30/07	REISSUED FOR ZONING	JMB

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COMMNET WIRELESS IS STRICTLY PROHIBITED.

SITE NAME

**RANDOLPH**

SITE NUMBER

SITE ADDRESS

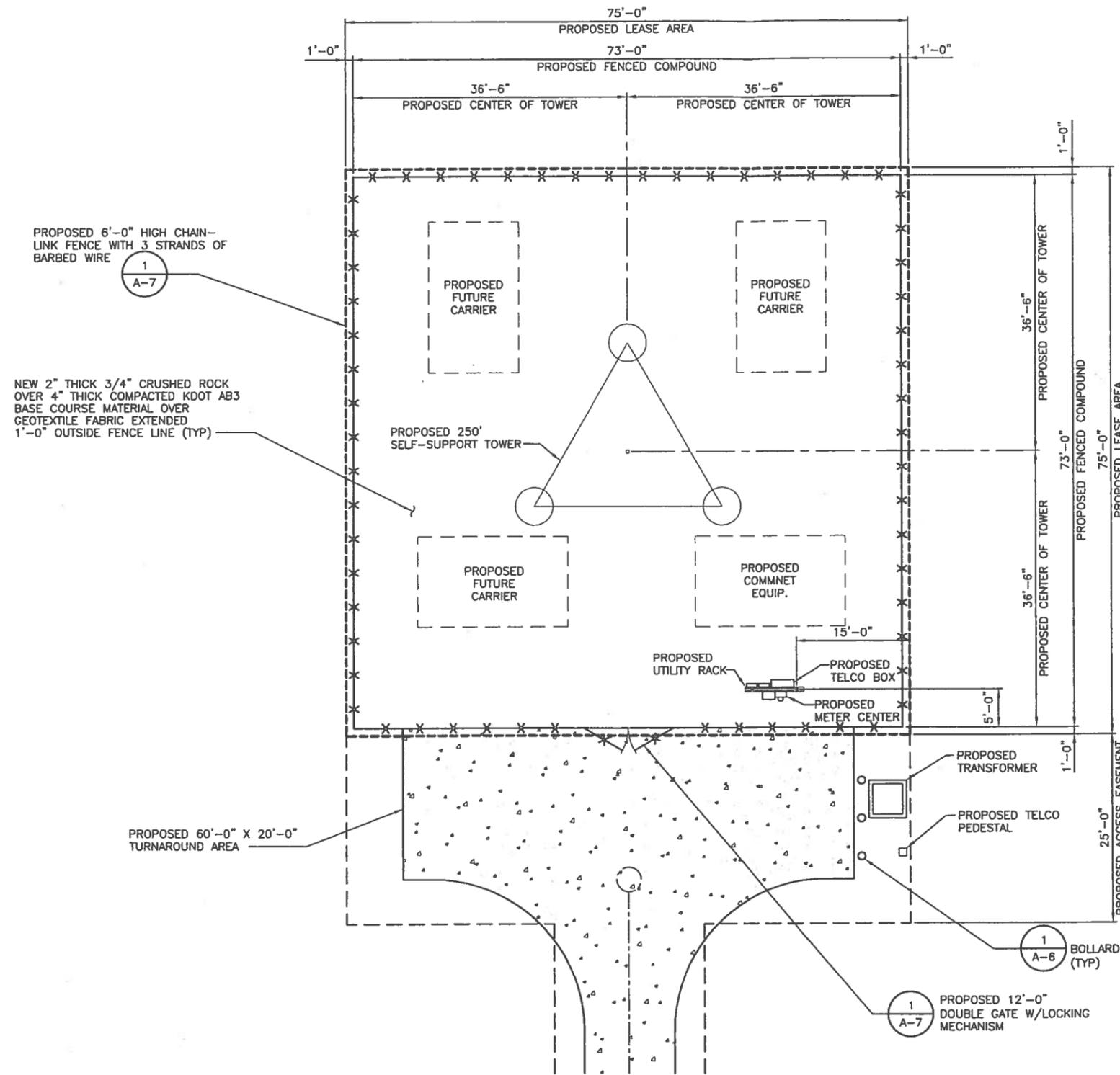
T.B.D. GREEN RANDOLPH RD.  
 RANDOLPH, KANSAS 66554

SHEET TITLE

**ENLARGED SITE PLAN**

SHEET NUMBER

**A-2**



PROPOSED 6'-0" HIGH CHAIN-LINK FENCE WITH 3 STRANDS OF BARBED WIRE

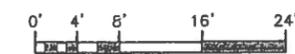
1  
A-7

NEW 2" THICK 3/4" CRUSHED ROCK OVER 4" THICK COMPACTED KDOT AB3 BASE COURSE MATERIAL OVER GEOTEXTILE FABRIC EXTENDED 1'-0" OUTSIDE FENCE LINE (TYP)

PROPOSED 60'-0" X 20'-0" TURNAROUND AREA

1  
A-6 BOLLARD (TYP)

1  
A-7 PROPOSED 12'-0" DOUBLE GATE W/LOCKING MECHANISM



ENLARGED SITE PLAN