

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, July 13, 2015
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Lorn Clement, Chairman
Diane Hoobler
Julie Henton
John Wienck

Members Absent: Dr. Tom Taul, Vice-Chair

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

Others Present: Rodney Dugan, Vickey Dugan and Tom Abbott

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the June 8, 2015 meeting were presented and approved. The Report of Fees for the month of May (\$4,417.00) 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.

John Wienck seconded. Carried 4-0

RILEY COUNTY PLANNING BOARD

Dugan – Residential Use Designator – Extraneous Farmstead & Plat

Lorn Clement opened the public hearing at the request of Rodney Dugan, petitioner, and Shon Taylor, owner, to receive a Residential Use Designator - Extraneous Farmstead and plat a tract of land into one (1) lot in Sherman Township, Section 17, 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 proposed tract.

Staff recommended approval of the request to receive a Residential Use Designator – Extraneous Farmstead as it was determined that each request meets the minimum requirements of the Riley County Zoning Regulations. Staff also recommended that the Board approve the concurrent plat of Shon Addition, as it was determined to meet all requirements of the Riley County Subdivision Regulations, Zoning Regulations and the Sanitary Code.

Chairman Clement asked if the Applicant wanted to speak.

Rodney Dugan said that Shon Taylor will continue to live in the home and his family will continue to farm the land after the subdivision is approved.

There were no other proponents or opponents in attendance of the meeting.

John Wienck moved to close the public hearing. Julie Henton seconded. Carried 4-0.

Diane Hoobler moved to approve the Residential Use Designator – Extraneous Farmstead for reasons listed in the staff report.

John Wienck seconded. Motion carried 4-0.

John Wienck moved to recommend approval of the concurrent plat of Shon Addition for reasons listed in the staff report.

Diane Hoobler seconded. Motion carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request to plat the property on July 23, 2015, at 9:50 am, in the County Commission Chambers.

Big Blue Floodplain Management Plan update

Monty Wedel stated staff is currently reviewing the draft plan and once staff is satisfied with the draft, staff will schedule a meeting for the committee and the public to review the draft.

Accessory Building Regulation Amendments update

Monty Wedel stated Commissioner Ron Wells had reviewed the proposed draft amendments and gave his approval to move forward with the public hearing. Ed Behnke, an interested citizen was also comfortable with the changes. Wedel reviewed the proposed amendments in summary form with the board. He said the amendments will define an accessory building, accessory structure, accessory use and modifications were also made to the definition of temporary buildings or structures. He briefly went over changes to the AG, SF, B, C, D and N zones in which accessory building references were either removed or modified.

Mr. Wedel explained that Section 13 was completely rewritten. He said staff found conflicting standards in the density requirements for setbacks and those have been addressed. He suggested exempting commercial and industrial from 3. d. A maximum of two (2) detached accessory structures shall be permitted. Mr. Wedel then explained the newly created Table 1. Maximum Floor Area for Accessory Buildings and a variance option for the square feet.

Tom Abbott said he recently purchased a 15-acre tract with a 1400 square foot home and would like to build a shop. Mr. Abbott said the way the regulations are currently written really doesn't make sense. He stated he appreciates the way staff took charge of the issue and how hard they have worked to resolve it.

Mr. Wedel said he will not hold a discussion work session with the Manhattan Urban Area Planning Board prior to publishing the notice of public hearing as these amendments primarily apply to the rural areas.

John Wienck moved to direct staff to publish the Notice of Public Hearing and proceed with the public hearings before the two planning boards.

Julie Henton seconded. Passed 4-0

Julie Henton moved to adjourned. Diane Hoobler seconded. Carried 4-0.

The meeting was adjourned at 8:04 P.M.