

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, October 12, 2015
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th 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: Dave Suhling, Warren & Kaye Blodgett, Ron Schwab, Bev Schwab,
Carmen & Andy Thurlow, Gloria Freeland, Lewis Thompson, Caleb
Rubash - Schwab-Eaton PA, Jeff Smith, Darrell Westervelt, Lea
Westervelt, Marilyn Noyes, Stan & Rose Hoerman and Jim Hedmon.

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the September 14, 2015 meeting were presented and approved. The Report of Fees for the month of September (\$2,392.00) were presented and approved.

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. John Wienck seconded. Carried 5-0

RILEY COUNTY PLANNING BOARD

D&T Investments, LLC – Plat & Rezone

Request by D&T Investments, LLC - Tom Abbott Member, and petitioner, and D&T Investments, LLC, owner, to “table” a public hearing to rezone a tract of land from "AG" (Agricultural District) & “SF-4” (Single Family Residential) to “R-PUD” (Residential Planned Unit Development) and plat the aforementioned tract of land into three (3) lots, all in Wildcat Township, Section 36, Township 9 South, Range 6 East, in Riley County, Kansas.

Tom Taul made a motion to table the item to the November 9, 2015, Riley County Planning Board meeting. John Wienck seconded. Carried 5-0.

Suhling – Plat & Rezone

Lorn Clement opened the public hearing at the request Dave Suhling, petitioner, Keats-Riley United Methodist Church, Jesse and Melinda Campbell, owners, to rezone Lots 1-11 and 24-32, Block 4 of Amended Plat of Keats, together with an unplatted tract, from "AG" (Agricultural District) to "SF-1" (Single Family Residential) and plat the property into two (2) lots, all in Wildcat Township, Section 36, Township 9 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request stating the Applicant wishes to plat/replat a tract of land into two (2) lots, vacate a portion of the alley via the plat and rezone the property. Mr. Isaac described the history, location and physical characteristics of the subject property.

Staff recommended that the Planning Board forward a recommendation to the Board of County Commissioners to approve the request to rezone the subject property from "AG" (Agricultural District) to "SF-1" (Single Family Residential) for reasons listed in the staff report. Staff also recommended that the Board approve the Final Plat of Keats-Riley United Methodist Church Addition, as it has been determined to meet the minimum requirements of the Riley County Subdivision Regulations, Zoning Regulations and the Sanitary Code.

Chairman Clement asked if the Applicant wanted to speak.

David Suhling stated that he is a trustee of the United Methodist Church in Keats and explained that a portion of the church is old, dilapidated and falling down.

There were no other proponents or opponents that spoke.

Julie Henton moved to close the public hearing. Tom Taul seconded. Carried 5-0.

Diane Hoobler moved to recommend approval of Petition #15-16 (rezoning) for reasons listed in the staff report and moved that the Board approve Petition #15-17 (plat). John Wienck seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on October 29, 2015, at 9:30 am, in the County Commission Chambers.

Schwab – Replat

Lorn Clement opened the public hearing at the request of Ronald L. Schwab, petitioner and Ronald L. Schwab and Beverly A. Schwab, co-trustees of the R & B Schwab Trust dated August 22, 2002, owners, to replat all of Lots three (3) through ten (10) and all of Barbara Court lying in Block 1, Lakeside Heights Subdivision, into two (2) lots, all Sherman Township, Section 12, Township 8 South, Range 6 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. He said the Applicant wishes to construct a garage as an accessory to the home on Lot 6, but due to topographical constraints and unused utility easements, locating the structure on the same lot as the principal structure is nearly impossible. The applicant wishes to replat Lots 3 through 10, all under single ownership, into two lots and vacate Barbara Court in the process.

Staff recommended approval of the final plat of Lakeside Heights Subdivision Unit Three based on a determination that the minimum requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Chairman Clement asked if the Applicant wanted to speak.

Ron Schwab said they have spent \$60,000 to bring sewer and water to the property. He said the way the property is currently platted they can't build a garage or a shop building. Mr. Schwab said they live in Nebraska and plan to live fulltime at this site upon retirement.

There were no other proponents or opponents that spoke.

John Wienck moved to close the public hearing. Julie Henton seconded. Carried 5-0.

John Wienck moved to approve Petition #15-18, Final Plat of Lakeside Heights Subdivision Unit Three, based on reasons listed in the staff report.

Diane Hoobler seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on October 22, 2015, at 10:00 am, in the County Commission Chambers.

Big Blue Floodplain Management Plan

Monty Wedel stated there were no updates.

Diane Hoobler moved to adjourned. Tom Taul seconded. Carried 5-0.

The meeting was adjourned at 8:00 P.M.