

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, February 8, 2016
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Lorn Clement, Jr., Chair
Dr. Tom Taul, Vice-Chair
Diane Hoobler
John Wienck

Members Absent: John Osarczuk

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

Others Present: Michael Jones

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the January 11, 2016 meeting were presented and approved. The Report of Fees for the month of January (\$2,165.00) was 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 4-0.

RILEY COUNTY PLANNING BOARD

Jones – Replat

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

Diane Hoobler stated that Brian and Joy Nixon are neighbors; however, she has had no contact with them concerning this item.

Chairman Clement asked Mrs. Hoobler if she will be able to consider this item impartially.

Mrs. Hoobler replied yes.

Lorn Clement opened the public hearing at the request of Michael A. Jones, petitioner and owner, to replat Lot 2 of Pleasant Valley Addition into one (1) lot and vacate a portion of said

Lot 2 in Zeandale Township, Section 30, Township 10 South, Range 9 East, in Riley County Kansas.

Bob Isaac presented the request. Mr. Isaac stated the lot is part of a two (2) lot residential subdivision platted in July 2012 as Pleasant Valley Addition and was partially rezoned from "AG" Agricultural District to "SF-5" Single Family Residential at that time. Mr. Isaac stated at the time, the Planning Board recommended that only a portion of each lot of Pleasant Valley Addition be rezoned residential to accommodate the existing residential uses of the property and leave the cropped portions zoned agricultural; therefore there is no request at this time to rezone any portion of the property.

Staff recommended approval of the final plat of Pleasant Valley, Unit Two 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.

Michael Jones stated he has gone through this process before and part of the land was supposed to be zoned single family and the other part zoned agricultural. Mr. Jones wanted to know why this wasn't done in the original process.

Chairman Clement asked staff what the circumstances were with the original request.

Mr. Wedel stated the Applicant didn't request to separate the lot as a result of the rezoning.

There were no proponents or opponents.

Diane Hoobler moved to close the public hearing. Tom Taul seconded. Carried 4-0.

Tom Taul moved to approve the request to replat Lot 2 of Pleasant Valley Addition into a single lot, while vacating a portion of said Lot 2 as it meets current Riley County Subdivision Regulations and for the reasons listed in the staff report.

John Wienck seconded. Motion carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on February 18, 2016, at 9:00 am, in the County Commission Chambers.

Annual Report

Diane Hoobler asked about the two (2) illegal mobiles on page 29, Summary of Zoning Complaints/Zonings.

Tom Taul moved to adjourned. John Wienck seconded. Carried 5-0.

The meeting was adjourned at 8:02 P.M.