

## MINUTES

### RILEY COUNTY PLANNING BOARD

**Monday, January 14, 2008  
7:30 pm**

**Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street**

Members Present: Jon Larson - Chair  
Lorn Clement – Vice-chair  
Tom Taul  
Buck Gehrt

Members Absent: Rebecca Mosier

Staff Present: Bob Isaac – Planner; Destynee Brannon – Clerical Assistant

Others Present: Arlene Ulrich-Kaump – petitioner and owner and John Wienck, interested party.

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the November 19, 2007 meeting were presented and approved. The Report of Fees for the months of November (\$1035.00) and December (\$1000.00) were presented and approved.

#### **ULRICH-KAUMP – PLAT AND REZONE**

Jon Larson opened the public hearing at the request of Arlene Ulrich-Kaump, petitioner and owner, to rezone a tract of land from "G-1" (General Agricultural) to "A-5" (Single Family Residential) and to plat said tract into one (1) residential lot.

Bob Isaac presented the staff report. Mr. Isaac described the location and the background of the subject site in detail. Mr. Isaac stated that the Health Department, Riley County Conservation District, Riley County Fire Chief, Riley County Engineer, and the Director of Public Works of Ft. Riley have reviewed the request and had no concerns. Staff recommended, under the auspices of an "extraneous farmstead", that the Planning Board forward a recommendation of approval of the request to rezone the subject property to the Board of County Commissioners, based on the following findings:

- Tract has been residentially developed for several years;

- The site has existing ingress/egress onto a county road with no additional impact to existing traffic patterns;
- Generally conforms to the 1987 Comprehensive Plan;
- Continued use of an existing residential structure that will sustain the tax value of the property;
- Platting and rezoning of the property will allow the farmstead (home, barn, outbuildings) to continue to be used for residential purpose, while allowing the surrounding cropland to stay in agricultural production.

Staff also recommended approval of the Final Plat of the Ulrich-Kaump Subdivision as it has been determined that that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Jon Larson asked if the applicant (Arlene Ulrich-Kaump) would like to speak.

Arlene Ulrich-Kaump explained that the reason for the platting five (5) acres was to include certain portions of the parent tract for agricultural purposes.

Jon Larson asked if anyone within 1,000 feet of the subject site wanted to speak for or against the request.

No one wished to speak for or against.

Jon Larson asked if anyone beyond the 1,000 feet of the subject site wanted to speak for or against the request.

No one wished to speak for or against.

Buck Gehrt motioned to close the public hearing.

The motion was seconded by Lorn Clement. The motion carried 4-0.

Jon Larson asked the Board for questions and comments.

No one had any questions or comments

Jon Larson asked the Board for a motion.

Lorn Clement moved to recommend to the Board of County Commissioners approval of the request to rezone a portion of a tract of land from "G-1" (General Agricultural) to "A-5" (Single Family Residential).

Tom Taul seconded.

The motion was carried 4-0.

Lorn Clement moved to approve the Final Plat of the Ulrich-Kaump Subdivision.

Tom Taul seconded.

The motion was carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on January 28, 2008, at 9:20 AM.

### **ELECTION OF OFFICIERS OF 2008**

Buck Gehrt nominated Jon Larson for the position of Chairman. Lorn Clement seconded. Motion carried 4-0.

Tom Taul nominated Lorn Clement for the position of Vice-Chairman. Motion carried 4-0.

Tom Taul nominated Bob Isaac for the position of Secretary of Riley County Planning Board. Buck Gehrt seconded. Motion carried 4-0.

### **ANNUAL REPORT – 2007**

Bob Isaac stated that the annual report is a summary of the activity in 2007 and encouraged the Board to review it at their leisure. Mr. Isaac also reviewed the Residential Building report for the month of December and included comments regarding the trends of 2007 and how 2007 compared to each year since 2000.

### **COMPREHENSIVE PLAN UPDATE**

Bob Isaac presented the Board with an update of Vision 2025 Committee's current status. He stated that the Committee has met in smaller groups for the last two (2) Thursdays to work on a model that incorporates portions of the LESA system with attributes of The Rural Land Development Guidance System. Mr. Isaac stated that the next Vision 2025 Committee meeting is scheduled for January 17, 2008 at 7:00 PM and encouraged the members of the Board to attend.

Lorn Clement moved to adjourn. Tom Taul seconded. Motion carried 4-0.

The meeting was adjourned at 8:35 P.M