

MINUTES

RILEY COUNTY PLANNING BOARD

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

**Courthouse Plaza East
Commission Meeting Room
115 North 4th Street**

Members Present: Jon Larson - Chair
Lorn Clement – Vice-chair
Tom Taul
Rebecca Mosier

Staff Present: Bob Isaac – Planner; Kelsey Strickler – Clerical Assistant

Others Present: Vonda Copeland – Representing Richard Woodworth

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the February 11, 2008 meeting were presented and approved. The Report of Fees for the months of February (\$975.00) and March (\$1375.00) were presented and approved.

JENSEN & SCHULTES– REZONE & REPLAT

Jon Larson opened the public hearing at the request of Harold Dean Jensen II, petitioner and owner, and Leon and Ida Louise Schultes, owners, to rezone a tract of land from G-1 (General Agricultural) to A-5 (Single Family Residential) and plat said tract along with Lot 1 of the Schultes Addition 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. Dean Jensen wishes to enlarge the existing lot in order to meet the minimum lot size requirement as per the Riley County Sanitary Code for the installation of an on-site wastewater lagoon. Staff recommended approval of the Final Plat of the Schultes Addition as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Jon Larson asked if the applicant would like to speak.

No one wished to speak.

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 the request.

Lorn Clement stated that there may need to be more room for septic.

Harold Jensen, applicant, stated that they were going to install a lagoon on their property to replace the failing septic system.

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.

Tom Taul motioned to close the public hearing.

The motion was seconded by Rebecca Mosier.

The motion was carried 4-0.

Jon Larson asked the Board for questions and comments.

Jon Larson asked the Board for a motion.

Lorn Clement moved to approve the rezoning of the Schultes Addition.

Rebecca Mosier seconded.

The motion was carried 4-0.

Rebecca Mosier moved to approve platting the Schultes Addition.

Lorn Clement seconded .

The motion was carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on April 28, 2008, at 10:50 AM.

WOODWORTH- REZONE & REPLAT

Jon Larson opened the public hearing at the request of Richard Woodworth petitioner, and Richard & Teresa Woodworth, owners, to re-zone a tract of land from G-1 (General Agricultural) to A-5 (Single Family Residential) and plat the property into one (1) residential lot.

Bob Isaac instructed the Board that petitions #07-11 and #07-12 needed to be taken off the table.

Lorn Clement moved to take petitions #07-11 and #07-12 off the table.

Rebecca Mosier seconded.

The motion was carried 4-0.

Bob Isaac presented the staff report. Mr. Isaac described the location and the background of the subject site in detail. He stated that Richard and Teresa Woodworth, petitioners, currently own a 20-acre unplatted tract and wish to subdivide the property into two similar sized parcels. He mentioned that the east 10 acres are being sold for the purpose of an orchard and has recently been agriculturally exempt through the Planning & Development Department. Staff recommended approval of the Final Plat of Busher Estates, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Jon Larson asked if there were any comments from the public.

No one wished to speak.

Rebecca Mosier moved to close the public hearing for Woodworth.

Lorn Clement seconded.

The motion was carried 4-0.

Tom Taul cautioned the Board that if the orchard doesn't work, then they may want to build a house on that tract.

Lorn moved to approve the plat.

Rebecca Mosier seconded.

The motion was carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on April 28, 2008, at 10:40 AM.

COMPREHENSIVE PLAN UPDATE

Bob Isaac presented the Board with an update of Vision 2025 Committee's current status. He stated that the Committee is currently working on refining the scoring system, as well as considering removing Factor 8 Environmental from the LESA. He also mentioned that the committee has agreed that the "hardship" factor maybe shouldn't be in an objective test, but

included somewhere else within the Plan for consideration by decision-makers. Mr. Isaac stated that the committee has selected additional sample sites to test the LESA. Mr. Isaac stated that Monty is currently working on putting a draft document together. It's been suggested by staff that the Plan should include a chapter that will include the LESA, environmental concerns, "hardship" considerations, and referenced goals, objectives and policies. Mr. Isaac said that the facilitation team agreed that the draft document should be presented to the Committee as a whole rather than chapter by chapter, so that they can see how it all works together. Mr. Isaac stated that the next Vision 2025 Committee meeting is scheduled for April 17, 2008 at 7:00 PM and encouraged the members of the Board to attend.

Tom Taul moved to adjourn. Rebecca Mosier seconded. The motion was carried 4-0.

The meeting was adjourned at 8:30 P.M.