

## MINUTES

### RILEY COUNTY PLANNING BOARD

**Monday, June 9, 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: Monty Wedel – Director; Bob Isaac – Planner; Kelsey Strickler – Clerical Assistant

Others Present: None

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the April 14, 2008 meeting were presented and approved. The Report of Fees for the months of April (\$771.00) and May (\$501.00) were presented and approved.

#### **KEVIN MORGANFIELD – REZONE**

Jon Larson opened the public hearing at the request of Kevin Morganfield, petitioner and owner, to rezone a tract of land from C-4 (Highway Business) to A-5 (Single Family Residential).

Bob Isaac notified the Board that Mr. Morganfield has decided to withdraw his application for rezoning. Mr. Isaac explained to the Committee that Mr. Morganfield felt this to be better financially.

Lorn Clement asked if there was a penalty for withdrawing an application.

Mr. Isaac said that although there was not a penalty for withdrawing an application, the process of rezoning the property was a means to remedy an existing zoning violation. By withdrawing the petition, Mr. Morganfield remains in violation of the zoning regulations.

Mr. Isaac stated that zoning enforcement officer Steve Higgins, will be monitoring Mr. Morganfield's progress regarding the specific violation.

**BOCC – REGULATION CHANGE**

Jon Larson opened the public hearing at the request of the Board of County Commissioners, petitioner, to amend Sections 2, 6, and 7 of the Riley County Zoning Regulations.

Bob Isaac notified the Board that there is a possibility that Big Lakes was considering locating a group home in the Zeandale area. Mr. Isaac explained that the Zoning Regulations currently lacked a definition of "group home". Mr. Isaac noted a similar deficiency regarding "contractors, subcontractors and associated businesses". Mr. Isaac explained that currently accepted definitions of the latter specifically defined different types of contractors, contractor's shops, contractor's offices and contractor's storage yards. Mr. Isaac noted that, although these uses are likely to occur together, they are different and could occur independently of each other. Mr. Isaac advised the Board that the Manhattan Urban Area Planning Board forwarded a recommendation of approval of the amendments on June 2, 2008.

There was no public comment.

Tom Taul motioned to close the public hearing.

The motion was seconded by Buck Gehrt.

The motion was carried 4-0.

Jon Larson asked the Board for a motion to approve recommendation to the BOCC.

Lorn Clement moved to approve the amendment of sections 2, 6, and 7 of the Riley County Zoning Regulations.

Buck Gehrt seconded.

The motion was carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on June 23, 2008, at 11:30 AM.

**DEVELOPMENT TRENDS FOR MAY**

Bob Isaac presented the Board with a report which illustrates the current residential building activity occurring in Riley County.

Jon Larson stated that it was interesting to see the decrease in building permits further out from the city with the price of gas increasing.

## **COMPREHENSIVE PLAN UPDATE**

Monty Wedel presented the Board with an update of Vision 2025 Committee's current status. He stated that the Committee is in the final stages and will hopefully get a document from the Vision 2025 Committee at the end of the summer. He introduced the idea of the Riley County Planning Board adopting the process to take forward to the public. The Planning Board could then receive feedback and public comments while still using the current facilitators to organize the meetings. Mr. Wedel stated that there would not need to be as many meetings to gather the public as there were in the beginning stages. Mr. Wedel announced that the next Vision 2025 Committee meeting is scheduled for June 12, 2008 at 7:30 PM and encouraged the members of the Board to attend.

The Board agreed that it would be a good idea to adopt Vision 2025 meetings. Lorn Clement suggested that the meetings should continue to be open to the public. This will let people know about the Plan and inform the public that the appointed members have done a lot of work getting this accomplished.

Tom Taul moved to adjourn. Lorn Clement seconded. The motion was carried 4-0.

The meeting was adjourned at 8:05 P.M.