

## MINUTES

### RILEY COUNTY PLANNING BOARD

**Monday, August 11, 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  
Rebecca Mosier

Members Absent: Buck Gehrt

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

Others Present: Danny Woodworth and Lorine Woodworth

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the June 9, 2008 meeting were presented and approved. The Report of Fees for the months of June (\$2100.00) and July (\$475.25) were presented and approved.

#### **DANNY & LORINE WOODWORTH – PLAT/REZONE**

Jon Larson opened the public hearing at the request of Danny Woodworth, petitioner and Danny and Lorine Woodworth, owners, to rezone a tract of land from “G-1” (General Agricultural) to “A-5” (Single Family Residential), rezone Lots 5, 6, & 7, Block 2, in Western Shore Acres Subdivision, from “A-3” (Single Family Residential) to “A-5” (Single Family Residential), and plat the aforementioned tracts into one (1) residential lot.

Jon Larson opened the public hearing.

Bob Isaac, Planner, presented the request. Mr. Isaac explained that Danny and Lorine Woodworth initially desired to construct an accessory structure (garage) to go with their existing home. However, it was discovered that due to limited size of said lots, possible future relocation of their existing on-site sanitary sewer would be difficult, if not impossible, to meet the Sanitary Code if the garage was constructed. The Applicants were advised to consider the option of

acquiring additional land to provide enough area for an alternative location for a new septic system or, if necessary, a wastewater lagoon.

Mr. Isaac stated that the request was reviewed with the Comprehensive Plan and was found to be in conformance. Mr. Isaac also stated that the request was reviewed by the Health Department, County Engineer, Ft. Riley Public Works, Riley County Conservation District and Riley County Emergency Management, with no objections.

Staff recommended approval of the request.

Chairman Larson asked the Applicants if they had any questions or comments.

Lorine Woodworth stated that they were always trying to improve their property.

No proponents or opponents spoke.

Lorn Clement motioned to close the public hearing.

Tom Taul seconded. The motion was carried 4-0.

Jon Larson asked the Board if there were any questions or comments.

Lorn Clement moved to forward a recommendation to the Board of County Commissioners, approving Petition #08-21, rezoning a tract of land from "A-3" (Single Family Residential) to "A-5" (Single Family Residential) based on the reasons listed in the staff report.

Tom Taul seconded. The motion was carried 4-0.

Lorn Clement moved to forward a recommendation to the Board of County Commissioners, approving Petition #08-22, rezoning a tract of land from "G-1" (General Agricultural) to "A-5" (Single Family Residential) based on the reasons listed in the staff report.

Tom Taul seconded. The motion was carried 4-0.

Lorn Clement moved to approve the Final Plat of Woodworth Subdivision, as it has been determined that all the requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Tom Taul seconded. The motion was carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on August 25, 2008 at 10:45am in the County Commissioner's Chambers.

## **COMPREHENSIVE PLAN UPDATE**

Mr. Isaac presented the Development Trends Report for the month of July and stated that there weren't any residential building permits issued for July and only one (1) property split of 20-40 acres.

Mr. Isaac presented the Board with an update of Vision 2025 Committee's current status. He stated that the Committee is in the process of developing the implementation portion of the Plan. Mr. Isaac stated that the Committee is at a critical junction in the process and careful decisions will need to be made, thus the Board may have at least one or two more meetings to complete their work on the implementation options. Mr. Isaac announced that the next Vision 2025 Committee meeting is scheduled for August 27, 2008 at 7:30 PM and encouraged the members of the Board to attend.

Jon Larson asked the Board if there were any questions or comments.

Tom Taul moved to adjourn.

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

The meeting was adjourned at 7:55 P.M.