

MINUTES

RILEY COUNTY PLANNING BOARD

**Monday, June 8, 2009
7:30 pm**

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

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

Members Absent: Buck Gehrt

Staff Present: Bob Isaac – Planner; Shannon Williams – Planning Intern, Lisa Ruthstrom
– Administrative Assistant

Others Present: Jeff Smith, Petitioner

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the March 9, 2009 meeting were presented and approved. The Report of Fees for the month of March (\$750.00), April (\$1,425.00) and May (\$550.00) were presented and approved.

JEFFREY SMITH – REZONE

Jon Larson opened the public hearing at the request of Jeffrey Smith, petitioner and owner, to rezone a tract of land from C-PUD (Commercial Planned Unit Development) to A-5 (Single Family Residential).

Shannon Williams, Intern, presented the staff report. Ms. Williams described the location and the background of the subject site in detail. Ms. Williams stated that the request was reviewed with the 1987 Comprehensive Plan and found to be in general conformance. Ms. Williams stated the Health Department, Riley County Conversation District, Law Enforcement Center, Riley County Emergency Management and the Director of Public Works of Ft. Riley were contacted concerning the rezoning and, with the exception of the pending septic repair which will bring the property into compliance with the Riley County Sanitary Code, there were no comments or objections. Staff recommended that the Planning Board forward a recommendation

of approval of the request to the Board of County Commissioners, based on the following findings:

- The proposed zoning and uses of the subject property are compatible with those of surrounding properties;
- Subject property has remained vacant as zoned for a substantial time period;
- The rezoning generally conforms to the 1987 Riley County Comprehensive Plan;
- The rezoning will not detrimentally affect the conservation of the natural resources of the county; and
- The subject property is consistent with Riley County Zoning Regulations and Sanitary Code.

Jon Larson asked the Board for questions and comments.

Becky Mosier commented that she lives in the community and has property within a 1000' of said site. Ms. Mosier stated that she believes the rezoning would be an advantage as the property would be maintained and improved. Ms. Mosier said this will be good for the community.

Jon Larson asked if the Applicant would like to speak.

Mr. Smith stated that he has been interested in purchasing the property since 1991.

Jon Larson asked for proponents or opponents to speak. There were none.

Jon Larson declared the public hearing closed.

Lorn Clement moved to recommend approval to the Board of County Commissioners for the request of Jeffrey David Smith, petitioner and owner, to rezone a tract of land from "C-PUD" (Commercial Planned Unit Development to "A-5" (Single Family Residential).

Tom Taul seconded. The motion carried 4-0.

Shannon Williams announced that the Board of County Commissioners will hear the request on June 22, 2009 at 9:15 am in the Commission Meeting Room.

ELECTION OF OFFICIERS OF 2009

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

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

The Riley County Planning Board nominated Bob Isaac for the position of Secretary. Motion carried 4-0.

VISION 2025 MEETING

Bob Isaac reminded the Board of the joint meeting between the Riley County Planning Board and the Board of County Commissioners on June 22, 2009 at 1:30 pm, in the County Commissioners Meeting Room.

The meeting was adjourned at 8:58 P.M