

MINUTES

RILEY COUNTY PLANNING BOARD

Monday, July 13, 2009
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Jon Larson – Chair
Becky Mosier
Tom Taul

Members Absent: Lorn Clement – Vice-chair
Buck Gehrt

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

Others Present: Galen and Nancy Hofmann, Petitioners

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the June 8, 2009 meeting were presented and approved. The Report of Fees for the month of June (\$1,425.00) was presented and approved.

HOFMANN – (PLAT & REZONE)

Jon Larson opened the public hearing at the request of Galen and Nancy Hofmann, petitioners and owners, to rezone a tract of land from “G-1” (General Agricultural) to “A-5” (Single Family Residential) and plat the tract into one (1) residential lot.

Shannon Williams, Planning Intern, presented the request. Ms. Williams stated that Mr. and Mrs. Hofmann purchased the property with the intent of separating the farmstead from the parent tract. Ms. Williams explained that the request fell under the auspices of an extraneous farmstead, as the existing home and outbuildings were once incidental to the surrounding farming operation. Ms. Williams stated that through this mechanism, the home continue to be used as a residence, while the surrounding cropland will remain in agricultural production.

Ms. Williams stated that the request was reviewed with the Comprehensive Plan and found to be in conformance. Ms. Williams 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. However, the Director of Riley County Emergency Management stated that the property is on the edge of the 5-mile initial response area from the May Day fire station which may result in higher insurance rates and delayed response times from the fire district. Staff recommended approval of the request.

The Board had no questions for Ms. Williams.

The Board asked Mr. and Mrs. Hofmann if they would like to add to Ms. William's presentation.

The Applicants had no additional comments.

There were no opponents or proponents.

Becky Mosier motioned to close the public hearing. Tom Taul seconded.

Tom Taul moved that the Board forward a recommendation of approval to the Board of County Commissioners, to rezone a tract of land from "G-1" (General Agricultural) to "A-5" (Single Family Residential) for reasons listed in the staff report.

Becky Mosier seconded. Motion carried 3-0.

Becky Mosier moved to approve the Final Plat of the Hofmann Addition. Tom Taul seconded. Motion carried 3-0.

Ms. Williams announced that the Board of County Commissioners will hear the request on July 27, 2009 at 9:15 AM.

VISION 2025 MEETING

Bob Isaac reminded the Board of the second round of public meetings to be held on August 3, 2009, at the Leonardville Community Center and August 5, 2009, at the Manhattan Headquarters Fire Station with both meetings starting at 7:30 PM.

The meeting was adjourned at 8:51 PM.