

MINUTES

RILEY COUNTY BOARD OF ZONING APPEALS

**Monday, May 18, 2009
1:30 p.m.**

**Riley County Office Building
Second Floor Meeting Room**

Members Present: Bob Buchanan – Vice-chair
Tom Finney

Members Absent: Derek Mosier – Chair

Staff Present: Bob Isaac – Planner
Steve Higgins – Floodplain Administrator

Others Present: Dwayne Miller - Representative

Bob Buchanan opened the meeting. Buchanan requested a motion to consider the minutes of the April 2009 meeting.

Tom Finney motioned to approve the minutes of the April meeting.

The motion was seconded by Robert Buchanan.

Motion carried 2-0.

BRIGGS - VARIANCE

Bob Buchanan, Vice Chairman, opened the public hearing at the request of Russell K. Briggs and Russell Kent Briggs Trust, petitioner and owner, for a variance authorization to permit the construction of an attached commercial building, two (2) feet below the required elevation of one (1) foot above base flood elevation.

Bob Isaac, Planner, presented the staff report, which included the background of the subject property. Mr. Isaac explained that the existing structure (body shop) that has occupied the property for several years predates the current floodplain regulations and is thus “grandfathered”. However, the proposed addition to the existing structure is subject to the Riley County Floodplain Regulations. Mr. Isaac explained that the entire site is located within the designated 100 year floodplain (1% annual chance flood), eliminating any alternative location on the site in which to build. Mr. Isaac also pointed out that the proposed structure is non-habitable, commercial structure that is suitable for wet-floodproofing methods, as required in the floodplain regulations. Mr. Isaac stated that it wasn’t anticipated that the granting of the variance would adversely affect the existing storm water drainage of the area, due to the fact that the area chosen for construction is already a paved parking area. Staff recommended approval of the request.

The Board had no questions for Mr. Isaac.

Mr. Buchanan asked the Applicant's representative if he had anything to add to Mr. Isaac's presentation.

Dwayne Miller, representative, stated that they (Briggs Auto) weren't doing anything outstanding, just adding onto the existing building. Mr. Miller stated that if they were forced to elevate the structure two feet, it would adversely affect the roofline of the existing building. He stated that they are planning on utilizing the wet-floodproofing methods listed in the Floodplain Regulations.

Mr. Buchanan asked if there were any proponents or opponents that would like to speak.

There were none.

Steve Higgins, Riley County Floodplain Administrator, recommended approval of the request.

The public hearing was closed.

Tom Finney moved to approve the request of Russell K. Briggs, petitioner and owner, for a variance authorization to permit the construction of an attached commercial building, two (2) feet below the required elevation of one (1) foot above base flood elevation.

Robert Buchanan seconded. The motion carried 2-0.

The meeting was adjourned at 1:53 p.m.