

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, April 9, 2012
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Lorn Clement, Chairman
Dr. Tom Taul, Vice-Chair
Julie Henton
Diane Hoobler
John Wienck

Members Absent:

Staff Present: Monty Wedel – Director, Bob Isaac – Planner, Lisa Daily –
Administrative Assistant

Others Present: Myron A. Calhoun and Mark Rogers

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the March 12, 2012 meeting were presented and approved. The Report of Fees for the month of March 2012 (\$366.00) were presented and approved.

Tom Taul moved to adjourn as the joint meeting of the Riley County Planning Board/Board of Zoning Appeals as there were no agenda items for the Board of Zoning Appeals and convene as the Riley County Planning Board. Julie Henton seconded. Carried 5-0.

RILEY COUNTY PLANNING BOARD

Vision 2025 Regulation Amendments

Lorn Clement opened the public hearing to amend the Riley County Zoning Regulations, specifically: amend Sections 1, 2, 18, 20 and 22, add Sections 3A, 21A, 21B, 21C; delete Section 8 - G Zone Regulations, replace with Section 8 - Agricultural District (AG); and to amend Sections 2 & 6 of the Riley County Subdivision Regulations.

Monty Wedel presented the request.

Myron Calhoun stated he wanted to address multiple issues pertaining to his property and how the implementation of the amendments would possibly affect him. Staff determined all issues were permissible but needed to further research ham radio communication facilities.

Mark Rogers said he has a small conservation dam that holds three acres of water but is mostly dry and wondered, since it is less than five acres, if his property would be affected.

Monty Wedel replied it should not be affected.

Tom Taul moved to close the public hearing. Julie Henton seconded. Carried 5-0.

Tom Taul thanked the planning staff for guiding the Board through the process.

Diane Hoobler questioned if group homes should be a permitted use as a residential use in the AG district.

Monty Wedel stated by statute, wherever residential uses are allowed, group homes also have to be permitted. However, he said staff would review this further because a single family dwelling would not be permitted unless it is agricultural.

Tom Taul moved that the Board forward a recommendation of approval to the Board of County Commissioners, with staff review of the group home provision and ham radio communication facilities provision, with modifications to the regulations as needed to address these issues.

Diane Hoobler seconded. Roll call voting was completed with the motion passing 5-0.

Julie Henton moved to adjourn. John Wienck seconded. Motion carried 5-0.

The meeting was adjourned at 7:54 P.M.