

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, May 14, 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: Bob Isaac – Planner and Lisa Daily – Administrative Assistant

Others Present: David Pacey

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the April 9, 2012 meeting were presented and approved. The Report of Fees for the month of April 2012 (\$1,000.00) were presented and approved.

Julie Henton moved to adjourn as the joint meeting of the Riley County Planning Board/Board of Zoning and convene as the Board of Zoning Appeals. John Wienck seconded. Carried 5-0.

RILEY COUNTY BOARD OF ZONING APPEALS

Pacey – Variance

Lorn Clement opened the public hearing at the request of David Pacey, petitioner, and David A. Pacey & Carol A. Pacey, owners, for a variance authorization to permit a reduction of the front yard requirement (for the north right-of-way of Limestone Circle) from 25 feet to 10 feet for Lot 29 of High Meadows Addition.

Bob Isaac presented the request. Mr. Isaac stated that a portion of then-named Frontage Road was vacated in March 1975, benefiting Lot 29 with additional acreage. He said that consequently, the subject site became a reverse corner lot, adding a “front yard” setback requirement to the lot. Mr. Isaac demonstrated to the Board the precise area where the proposed garage would be located and explained that the elevation drops off dramatically beyond the perimeter of that specific area. He said reconditioning or relocating the proposed accessory structure elsewhere on the site would create more of a disturbance of the topography than the proposed alternative and could possibly have detrimental effects on the storm water drainage of the site.

Tom Taul moved to close the public hearing. John Wienck seconded. Carried 5-0.

Tom Taul moved to approve the request for a variance to permit the reduction of the front yard requirement (for the north right-of-way of Limestone Circle) from 25 feet to 10 feet for Lot 29 of High Meadows Addition. Diane Hoobler seconded. Carried 5-0.

Diane Hoobler moved to adjourn as the Board of Zoning Appeals and convene as the Riley County Planning Board. John Wienck seconded. Carried 5-0.

RILEY COUNTY PLANNING BOARD

Vision 2025 Regulation Amendments

Bob Isaac stated that the proposed changes by the Planning Board from the last meeting were reviewed with legal counsel and it was determined that the publication of a Notice of Public Hearing was necessary. He informed the Board that the Board of County Commissioners meeting for April 19, 2012 was rescheduled to May 21, 2012.

Mr. Isaac reviewed the added definitions for Amateur Radio Service, Amateur Station and the change to Communication Facility. He explained that Group Homes, as listed under the residential section of the Table of Allowed Uses, was no longer a permitted use in the General Ag District but remained a permitted use in Residential Use Designator Lots.

The Board agreed with the changes made.

The meeting was adjourned at 7:58 P.M.