

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Thursday, February 13, 2014
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: None

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

Others Present: Dave Lewis, Clancy Holeman, Larry Couchman and Linda Morse

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the January 13, 2014 meeting were presented and approved. The Report of Fees for the month of January (\$1,559.00) was presented and approved.

RILEY COUNTY PLANNING BOARD

Advisory Council for Public Building Commission

Dave Lewis stated the public building commission is an idea that has been discussed for many years by different county commissions. He said the County Commissioners, through a public building commission, would like to provide better access in the decision making process to the citizens. Mr. Lewis reiterated the role of the advisory council.

Monty Wedel stated that this is a mock presentation, however, he wanted to emphasize the information being shared is a real, factual situation occurring at this time.

Larry Couchman, Director of Riley County Emergency Management Services, said the presentation being given is a real need. He said the Riley County EMS building; ambulances and assets are owned by Riley County; the employees are employed by Mercy Regional Health Center; and the main station is located at 2011 Claflin Rd.

Mr. Couchman explained the facility was designed in the 1970's; built and occupied in 1980 with four bays to house van style ambulances, one wash bay, small business office, two bedrooms, two bathrooms, kitchen and a patio area.

The building is made of a formed concrete which limits expansion. Drive through bays would be restricted due to the easement along Claflin Road. Currently the patio area serves as storage for event vehicles. Mr. Couchman said in the 1990's a parking lot was constructed to the south and a backup ambulance and staff vehicle have to be parked out in the elements. The regulations state that a licensed ambulance must be housed in a building maintained at 50° or above. Due to the ambulance sitting outside he can't store medical equipment or medicine in it. He said that it would take approximately two hours to get it ready if needed.

Mr. Couchman explained due to the limited office space there is not privacy for supervising the staff. The great room area is used for shift meetings which can have up to eighteen staff attending. The kitchen and laundry facilities are not adequate for the amount of staff and the bedrooms and bathrooms are co-ed. He stated for special events such as Fake St. Patty's Day, he hires two additional crews which have to sleep where ever they can find space such as the couch or the floor.

Mr. Couchman stated the bays leave little room in the front or on the sides due to the increase in ambulance size. He said there is very little clearance space at the top of the bay doors. The wash bay is used to house a staff vehicle and a semi-exercise room. Over time, staff has had to build shelving for storage. The bays are heated, however, not air conditioned. Regulations have changed requiring ambient temperatures for storing the ambulances and the supplies kept in the storage room located next to the bays. He said they have maxed out the electrical capacity of the facility. Due to the limited space, no matter what the weather is like outside, the bay doors have to be opened for morning check-ins. The ambulance has to be physically moved outside to complete the process.

Emergency Management Services also has storage space located on the Mercy West Campus. The storage area is located next to the boiler room and can get up to as high as 120°. This limits what can be stored there. This facility has been sold to KSU and the lease will be up in two years.

EMS also has two storage bays located at the county shops for storage of the disaster response trailer and other event vehicles. These vehicles were heavily used in the tornado several years ago and had to be retrieved from the shop.

In the early 1990's the review of space needs for Emergency Management Services was started. In 1994 a small study was conducted and Phase 1 was completed in 1996-1997. Phase II was approved but funding has not been available due to other projects such as the law enforcement center and the shop site.

Larry Couchman said the immediate needs are for a new main station and that a major remodel is no longer practical. He suggested selling or trading the current location at 2011 Claflin Rd to KSU. Mr. Couchman stated he intends to add a 12 hour shift in the fall of 2014 or early 2015 adding four additional staff. He stated the current hold up is where to place the staff.

John Wienck asked if a site for the proposed new station has been located. Mr. Couchman said two to three sites are being reviewed in the north central part of the city.

Tom Taul asked how big of a site would be required to meet the needs of the proposed new station. Mr. Couchman said three to four acres. This would allow for six double bays which would be drive through and six-single bedrooms.

Diane Hoobler asked if all storage would be brought to the new site. Mr. Couchman said no because of the potential for disaster at the one location.

Dave Lewis said as a result of a study based on call volume, two sites have been reviewed north of Kimball Avenue and one east of College Avenue. Cico Park has also been considered but would delay service to the east part of the city. In a collaborative effort with the City, the new fire stations on Amherst, Grand Mere and the airport have been considered. At this time the only location that has the space needs for a substation would be the airport location which is out of the service area for 82% of the call volume.

Lorn Clement said it is clear there is a need for a new EMS site and is in favor of the Riley County Planning Board/Board of Zoning Appeals serving as the advisory council to a public building commission.

Davis Lewis said there are 34-35 public building commissions in the State of Kansas. Not one of them has an advisory council. Riley County feels having an advisory council would provide for greater public participation.

Lorn Clement asked the other board members if they were clear on the advisory council and two additional members on a per project basis. He asked who would be the public building commission.

Davis Lewis said the public building commission would be selected by the Riley County Commission and that the Riley County Commission would likely serve as the public building commission.

Lorn Clement asked who would select the two at large members for the advisory council.

David Lewis said the Riley County Commission would select the two at large members.

Monty Wedel said acting as an advisory council to the PBC would not be any different than a public hearing for a rezoning. The public building commission would present a case like what was presented tonight. He said the advisory council would take testimony, deliberate and make a recommendation.

Davis Lewis said the recommendation would be (a.) identify a need or (b.) there is not a need.

Tom Taul motioned that the Riley County Planning Board/Board of Zoning Appeals accept the responsibility of serving as the advisory council to the Public Building Commission with two at large members selected by the Riley County Commission.

Diane Hoobler seconded. Carried 5-0.

Annual Report

Monty Wedel said new information will be added next year concerning Vision 2025 such as Agricultural Protection Easements and agricultural buffers.

Diane Hoobler asked why the Manhattan Urban Area Planning Board would hear a regulation amendment prior to the Riley County Planning Board.

Monty Wedel explained that the MUAPB holds its meeting the first Monday of the month and RCPB holds theirs the second Monday of month. He said it's it takes less time for both Boards to hear the request and make their recommendations.

Annual Comprehensive Plan Update

Monty Wedel said Bob Isaac provided the Board with an outline of the material for the annual review of the comprehensive plan for next month.

Lorn Clement questioned the future land use discussion about a bridge in Ashland Bottoms.

Monty Wedel said this project has been brought up in the past and that the Vision 2025 plan does not recommend the project; however it could come back up in the future.

Tom Taul moved to adjourned.

Julie Henton seconded. Carried 5-0.

The meeting was adjourned at 9:02 P.M.