

## MINUTES

### RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, March 10, 2014  
7:30 pm

Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street

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

Members Absent: Julie Henton

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

Others Present: Lindsey Ford, Maya Talmon and Devin Rudicel

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#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the February 13, 2014 meeting were presented and approved. The Report of Fees for the month of February (\$1,532.00) was presented and approved.

Tom Taul moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and, due to the lack of agenda items for the Board of Zoning Appeals, moved to reconvene as the Riley County Planning Board.

John Wienck seconded. Carried 4-0

#### **RILEY COUNTY PLANNING BOARD**

##### **Amend Section 7 – D Zones Regulations of the Riley County Zoning Regulations**

Lorn Clement opened the public hearing to amend Section 7 – D Zones Regulations of the Riley County Zoning Regulations.

Bob Isaac presented the request and stated that due to a recent rezoning along Highway K-18, from AG (Agricultural District) to D-1 (Industrial Park), it was discovered that there wasn't adequate language in the regulations regarding screening for outdoor storage. He said that although outdoor storage is permitted, there is confusion over whether or not it is considered an accessory use. Mr. Isaac explained that the new language requires screening from view on all sides to a minimum of six feet in height or to the height of the materials or equipment being stored, whichever is greater. He said it also makes clear that the storage area has to be accessory to a building on the same lot for which it is providing storage or storage yard must be listed as a

permitted use. Mr. Isaac explained further that the Use Limitations in D-1 also applies to the D-2 (Light Industrial) zoning district, which lists storage yard as a permitted use.

Lorn Clement asked if there has been any feedback from people that might be affected by these changes.

Mr. Isaac said there has not been any feedback other than the comments from the Manhattan Urban Area Planning Board.

Lorn Clement said the six foot height does not make any difference when the road is at a higher elevation. He also mentioned the Schilling site off of McDowell Creek Road, which has high piles of asphalt that can't be screened.

Monty Wedel explained that this portion of the regulations applies to the light industrial districts, which would not have the type of storage typically found in the heavy industrial zoning district.

Staff recommended approval of the proposed amendments as published and shown in the staff report.

John Wienck moved to close the public hearing.

Diane Hoobler seconded. Motion carried 4-0.

Tom Taul mentioned that the public was not given a chance to comment.

Lorn Clement reopened the public hearing.

Devin Rudicel asked if changes would be retroactive.

Bob Isaac explained any outdoor storage that exists prior to the adoption of the amendments will be grandfathered.

John Wienck moved to close the public hearing.

Diane Hoobler seconded. Motion carried 4-0.

Diane Hoobler moved to forward a recommendation of approval of the proposed amendments to Section 7 – D Zones of the Riley County Zoning Regulations to the Board of County Commissioners.

Tom Taul seconded. Motion carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on March 17, 2014, at 9:00 am, in the County Commission Chambers.

### **Annual Comprehensive Plan Update**

The annual review of the Comprehensive Plan was conducted with a review of Chapters 4 through 16. There were no changes proposed to be made to the Plan, however, the Board agreed that the regulations should be amended to waive the agricultural buffer requirement if a site is located within a designated growth area. Staff noted this would require an amendment to the zoning regulations, not an amendment to the Plan.

Bob Isaac will draft a memo to the Board of County Commissioners and Chairman Clement will sign on behalf of the Board.

### **Manhattan Urban Area Plan Update**

Manhattan Area 2035 QR cards were handed out to the Board. Monty Wedel asked the Board members to review the website which provides background information, reports and the progress of the update.

### **Big Blue Floodplain Management Plan Update**

Monty Wedel said the project advisory working group will conduct its first meeting on March 11, 2014. He said this project has a Corps of Engineers grant. The Corps of Engineers from Kansas City is involved and the grant provides a facilitator.

Mr. Wedel said each county and city has selected three members to be on the advisory group. Representing Riley County will be Bernard Irvine, Kevin Newkirk, CK Processing and Rod Moyer. He said Rich Wartell with Manhattan Broadcasting will also be on the advisory group.

John Wienck moved to adjourned.

Diane Hoobler seconded. Carried 4-0.

The meeting was adjourned at 8:35 P.M.