

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, January 12, 2015
7:00 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: Lorn Clement, Chairman

Staff Present: Monty Wedel – Director and Bob Isaac – Planner

Others Present: Jim Kaup, Ben Wilson, Clancy Holeman, and Craig Cox

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the December 8, 2014 meeting were presented and approved. The Report of Fees for the month of December (\$2,930.00) were presented and approved.

Julie Henton 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.

Diane Hoobler seconded. Carried 4-0

RILEY COUNTY PLANNING BOARD

Amend Section 9 – F Zones (Floodplain) of the Riley County Zoning Regulations

Tom Taul opened the public hearing.

Bob Isaac said the proposed amendments to the Riley County Floodplain regulations were submitted and approved in draft form by the chief engineer of the Division of Water Resources and the Kansas Department of Agriculture on November 25, 2014 in anticipation of the adoption of the new flood insurance rate maps. Mr. Isaac stated that in order to remain in compliance with the National Flood Insurance Program and the State of Kansas, it was necessary to update or include specific language to reflect the revised maps at a minimum. He said minor text modifications were also made to make the regulations more efficient and less confusing.

Mr. Isaac said the amended regulation draft was presented to the Manhattan Urban Area Planning Board on January 5, 2015. He said the Board unanimously recommended approval to the Board of County Commissioners. Mr. Isaac announced that the Board of County Commissioners will hear the request on January 26, 2015, at 10:45 am, in the County Commission Chambers.

Tom Taul opened the public hearing.

Julie Henton moved to close the public hearing.

Diane Hoobler seconded. Motion carried 4-0.

Diane Hoobler stated she doesn't think staff, the Planning Board, or people really know these regulations and how they affect people. She stated she lives within a floodplain and five years ago, chose to build a building one foot above base flood elevation. She said they had to haul in 9,090 tons of fill which cost over \$9,900, plus surveying costs. Mrs. Hoobler stated they put in six inches of concrete on top of the fill to reach the required elevation costing an additional \$30,000.

Mrs. Hoobler said an amendment to the regulations state that a registered engineer will be required to make certain determinations, which could be an additional \$2,600. She said she doesn't think people realize the cost involved. Mrs. Hoobler asked the Board to keep this in mind when reviewing floodplain requests. She stated she is not in favor of people building in the floodplain as it causes too many problems.

Tom Taul said he agreed that the Board shouldn't encourage building in a floodplain. He said regarding Wildcat Creek flooding issues, there have been multiple discussions with property owners indicating that if they hadn't built in the area, the public wouldn't be faced with the challenges they are dealing with.

Diane Hoobler said during the 1993 flood they were displaced from their home for eight weeks. She said when they returned to their house they had to rip out the sheet rock. She said by this time, the dumpsters provided to the area were already gone and all the deadlines for FEMA were already closed.

Mrs. Hoobler stated they built onto their home and at the time, the window wells were at base flood elevation. She said now they are under the base flood elevation.

Tom Taul said he could see that being an issue with the maps changing all the time.

Bob Isaac stated the accuracy of the new maps has increased ten-fold. He said that although topography, geology and the overall environment is always changing and fluctuating, the current technology used to create the maps should minimize the need for frequent changes.

Diane Hoobler moved to forward a recommendation of approval to amend Section 9 – F Zones (Floodplain) to the Riley County Zoning Regulations as indicated in the staff report to the Board of County Commissioners.

John Wienck seconded. Motion carried 4-0.

John Wienck moved to adjourned.

Julie Henton seconded. Carried 4-0.

The meeting was adjourned at 7:43 P.M.