

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, April 13, 2015
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
John Wienck

Members Absent: Julie Henton

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

Others Present: Sue Stringer and Robert Boyd

OPEN PUBLIC COMMENTS

Sue Stringer with the Kansas Department of Wildlife, Parks and Tourism stated she wanted to commend Riley County Planning & Development staff for organizing the Agritourism Task Force comprised of agritourism venues, rural retreat venues and citizens of Riley County to review and amend the current zoning regulations regarding agritourism.

CONSENT AGENDA

The minutes of the January 12, 2015 meeting were presented and approved. The Report of Fees for the month of January (\$2,052.25), February (\$1,415.00) and March (\$1,469.50) were presented and approved.

John Wienck 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

Proposed Agritourism Regulation Amendments

Monty Wedel stated the Board of County Commissioners has reviewed an earlier version of the proposed agritourism amendments (Riley County Zoning Regulations) they were comfortable with moving forward to public hearings. He explained the current draft was prepared by the Agritourism Task Force and all members are in agreement with the changes proposed.

Mr. Wedel highlighted some of the major proposed changes. The definition of agritourism, was changed by adding “working farm, ranch, vineyard or other agricultural operation”. Mr. Wedel said that agritourism needs to be treated similar to rural resort, retreat and event centers and the

new licensing requirement will do that without putting a significant burden on the agritourism operation. He explained that the agritourism facility rules address indoor venues; while Section 22B-Special Events will address outdoor venues. The major changes to the special events section related to noise restrictions to protect neighboring properties.

Diane Hoobler questioned the building limitation of 2,500 square feet for an agritourism facility as being too restrictive. Mr. Wedel explained a conditional use approval would need to be pursued for buildings larger than 2,500 square feet.

Sue Stringer questioned the time frame for renewing Agritourism Facility licenses.

Mr. Wedel replied that licenses will renew annually, subject to compliance with local, state and federal regulations.

Tom Taul moved to proceed with publication of the notice of public hearing.

Diane Hoobler seconded. Carried 4-0.

Election of Officers

By unanimous vote, the Board re-elected Lorn Clement as the Chairman and Tom Taul as Vice-Chair for 2015. The Board also re-elected Bob Isaac to serve as Planning Board Secretary.

Annual Report

The Board members by consensus agreed that the annual report is impressive and provides useful information.

Annual Comprehensive Plan Update

Bob Isaac provided the Board with an outline of the material for the statutorily mandated annual review of the comprehensive plan. Mr. Isaac reminded the Board that last year it was suggested to eliminate the agricultural buffer requirement for sites located within designated growth areas. He explained this would be an amendment to the zoning regulations, not an amendment to the Plan.

Diane Hoobler expressed concern with the number of residential building permits issued for a “Lot of Record”. Mrs. Hoobler stated that a correction from 2014 to 2015 needed to be made in Chapter 8.

Mr. Isaac reminded the Board of the rationale behind the “grandfathering” criteria that was established and agreed upon.

Lorn Clement noted a clerical error on the last page of the report, stating “inconvenient” should be changed to “convenient”. Mr. Clement asked when the 1000’ notification requirement would be increased to 2000’, as recommended by the Plan.

Bob Isaac stated that this would be an amendment to the zoning regulations.

Lorn Clement stated he is ready to move forward with this amendment and the remaining Board members agreed.

Mr. Isaac stated that he would meet with the Planning Director and discuss the procedure for this specific request.

Mr. Isaac explained that a formal review process of the Comprehensive Plan will be on next month's agenda, which will allow all Board members time to review the material.

Big Blue Floodplain Management Update

Monty Wedel said the City staff is preparing the first draft.

Lorn Clement moved to adjourned.

Diane Hoobler seconded. Carried 4-0.

The meeting was adjourned at 8:14 P.M.