

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, September 14, 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
Julie Henton
John Wienck

Members Absent: None

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

Others Present: None

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the August 10, 2015 meeting were presented and approved. The Report of Fees for the month of August (\$5,562.25) 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 5-0

RILEY COUNTY PLANNING BOARD

Amend Sections 2, 4, 5, 6, 7, 9A and 20 of the Riley County Zoning Regulations

Lorn Clement opened the public hearing to amend Sections 2, 4, 5, 6, 7, 9A, 13 and 20 of the Riley County Zoning Regulations.

Monty Wedel said several property owners from the University Park subdivision brought to staff's attention that the proposed amendments would make it more restrictive to build accessory buildings than the current regulations. He explained the amendments were to make it less restrictive for larger tracts and to correct this, staff is proposing to either use Table 1. Maximum Floor Area for Accessory Buildings or the maximum square footage of the footprint of the principal structure; whichever is greater. Mr. Wedel said another modification was made to 3.d. for smaller lots such as in the Keats area that space is available for a new septic system if needed.

Diane Hoobler moved to close the public hearing.

John Wienck seconded. Motion carried 5-0.

Diane Hoobler moved to forward a recommendation of approval of the amendments to Sections 2, 4, 5, 6, 7, 9A, 13 and 20 of the Riley County Zoning Regulations, to also include the changes shown to the Riley County Planning Board at the public hearing, to the Board of County Commissioners.

John Wienck seconded. Motion carried 5-0.

Amend the Manhattan Urban Area Comprehensive Plan by adopting and incorporating the proposed Hartford Hill Master Plan

Lorn Clement opened the public hearing to amend the Manhattan Urban Area Comprehensive Plan by adopting and incorporating the proposed Hartford Hill Master Plan as a part of the Manhattan Urban Area Comprehensive Plan.

Monty Wedel explained that the entire development will eventually be annexed into the City of Manhattan. Currently our jurisdictional boundary runs through the middle of the development. He said the only concern Riley County staff had was the connection with Marlatt Avenue which has been shown in the Grand Mere Master Plan for some time, due to it being a township road. Staff took this concern to the Board of County Commissioners and they gave approval to proceed.

Lorn Clement asked if the Commissioners were aware of the “S” curve in the road.

Monty Wedel replied yes.

Diane Hoobler said she is concerned with the 20% slopes.

Monty Wedel replied that those are County standards and the area will be developed by City standards. He said the plan is very schematic and doesn’t provide a lot of detail.

Diane Hoobler moved to close the public hearing.

John Wienck seconded. Motion carried 5-0.

Tom Taul moved to forward a recommendation of approval to amend the Manhattan Urban Area Comprehensive Plan by adopting and incorporating the proposed Hartford Hill Master Plan as a part of the Manhattan Urban Area Comprehensive Plan.

Diane Hoobler seconded. Motion carried 5-0.

Amend Section 6 – Procedure of Plat Approval of the Riley County Subdivision Regulations

Lorn Clement opened the public hearing to amend Section 6 – Procedure of Plat Approval of the Riley County Subdivision Regulations.

Bob Isaac explained that the proposed amendments would allow for the vacation of utility easements, streets, lots, etc. through the replatting process, as opposed to forcing citizens to go through an expensive and time consuming multiple petition process. He said that the amendment is consistent with language found in the statutes, which allows for the vacating of easements, rights-of-way, etc. through a replat, provided that the regulations require all possible interested

parties that may be impacted by such vacation to be notified. Mr. Isaac stated that such language is currently provided in the Manhattan Urban Area Subdivision Regulations.

Diane Hoobler moved to close the public hearing.

Julie Wienck seconded. Motion carried 5-0

Tom Taul moved to forward a recommendation of approval of the amendments to Section 6 of the Riley County Subdivision Regulations to the Board of County Commissioners.

John Wienck seconded. Motion carried 5-0.

Big Blue Floodplain Management Plan

Monty Wedel stated there were no updates.

Wildcat Creek Floodplain Management Plan

Monty Wedel asked the Board for approval to have Chairperson Clement sign a letter of support for funding from the Department of Housing and Urban Development to implement the Wildcat Creek Floodplain Management Plan.

John Wienck moved to adjourned.

Julie Henton seconded. Carried 5-0.

The meeting was adjourned at 8:01 P.M.