

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, May 9, 2016
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: John Osarczuk

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

Others Present: Tony Zafran, Angela Smith, Ileene Strauss and Bob Boyd

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the April 11, 2016 meeting were presented and approved. The Report of Fees the month of April (\$3,388.00) were presented and approved.

Tom Taul moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Board of Zoning Appeals.

John Wienck seconded. Carried 4-0.

BOARD OF ZONING APPEALS

Strauss – Conditional Use

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

All Board members confirmed no ex parte contact.

Chairman Clement opened the public hearing at the request of P. Ileene Strauss, petitioner, and Dan Strauss & P. Ileene Smith Strauss, owners for a Conditional Use Authorization to permit a dog breeding kennel operation in the "AG" (Agricultural District) zoning designation.

Bob Isaac presented the request. Mr. Isaac described the history, location and physical characteristics of the subject property. He said the site plan calls for a 24' x 36' building with a five 16-foot runs and a fenced turn out area. He said parallel parking will be provided along the east side of the gravel driveway that currently serves the house and a turnaround area available at the north end of the driveway. Mr. Isaac stated that most of the dog waste will be collected for composting while the rest of it will be collected and processed via a septic tank and pump system that will connect to an existing line that runs from the house to the lagoon. He said the majority of the property borders open fields, with the nearest residence over 900 feet away.

Staff recommended approval of the request as per the conditions listed in the staff report.

Tom Taul asked what the distance from the centerline of the highway to kennel operation will be as looking at the site plan it is hard to determine.

Bob Isaac explained that since this is a large parent tract, it is difficult to gain perspective of the size and location of the area designated for the proposed use. He recommended observing the blow ups on the site plan and scale the site by the proposed 24' x 36' building and the 20-foot parking spaces situated along the driveway. Mr. Isaac stated that the existing/proposed turn out area borders the north right-of-way line of Madison Road. He explained that the right-of-way width of Madison Road was 120 feet.

Chairman Clement asked if the Applicant wanted to speak.

The Applicant had no comments.

There were no proponents or opponents.

John Wienck moved to close the public hearing. Diane Hoobler seconded. Carried 4-0.

Tom Taul stated the requirements have been met for waste disposal.

Diane Hoobler moved to approve the request for a Conditional Use Authorization to permit a dog breeding kennel operation with the conditions and reasons stated in the staff report.

John Wienck seconded. Carried 4-0.

Zafran – Variance

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

All Board members confirmed no ex parte contact.

Chairman Clement opened the public hearing at the request Tony Zafran, petitioner and Sam Zafran, owner, for a variance authorization to reduce the front yard requirement from 25 feet to 0 feet.

Bob Isaac presented a copy of the County Engineer's review of the request, specifically in relation to the east right-of-way of Vista Acres Drive. Mr. Isaac explained the Applicant's wish

is to replace a garage portion on an existing home. He described the history, location and physical characteristics of the subject property.

Mr. Isaac explained the Applicant has been refurbishing and rehabilitating the home, which had fallen into severe disrepair. He said the attached garage, which was situated between the home and Vista Acres Drive, was deemed unsafe and the Applicant decided to demolish it. Mr. Isaac explained that as part of the home renovation project, the Applicant wishes to replace the attached garage in its original location.

Staff recommended approval of the request.

Chairman Clement asked if the Applicant wanted to speak.

Tony Zafran stated he has been renting the home for the past five years and recently purchased the property. He said he wants to make this his dream home and the neighbors have been thanking him for the improvements.

There were no proponents or opponents.

Diane Hoobler moved to close the public hearing. John Wienck seconded. Carried 4-0.

Diane Hoobler moved to approve the request for a variance authorization to reduce the front yard requirement from 25 feet to 0 feet.

John Wienck seconded. Carried 4-0.

John Wienck moved to adjourn the Board of Zoning Appeals meeting and convene as the Riley County Planning Board. Tom Taul seconded. Carried 4-0.

RILEY COUNTY PLANNING BOARD

Annual Comprehensive Plan Update

Chairman Lorn Clement signed the memo addressed to the Board of County Commissioners, notifying them of the Planning Board's completion of the annual review of the comprehensive plan. Bob Isaac stated he will take the memo to commissioners on May 16, 2016.

Update on Zoning and Subdivision Regulations re-write

Monty Wedel stated SAFEbuilt Colorado, LLC, the consultant selected for the zoning/subdivision regulations re-write, will be in Manhattan on May 25th and May 26th for stakeholder interviews, a steering committee meeting and the joint Planning Boards and County Commission meeting to kick-off the project.

Mr. Wedel said he has put together a 13-member steering committee that will need to be approved by the Board of County Commissioners. The committee will have representatives from the following:

- Board of Realtors
- Kansas State University
- Manhattan Urban Area Planning Board
- Riley County Planning Board (Lorn Clement)

- Rural Water District
- Fort Riley
- Engineers and Surveyors
- Fire District
- Chamber
- Business Member
- Title Companies
- Agricultural Member
- Environmental Community
- Flint Hills Area Builders Association

Mr. Wedel invited all the Planning Board members to attend the steering committee meeting to be held at 6:30 pm on May 25th in this room.

Lorn Clement asked about the composition of the committee and who will be representing the environmental community.

Monty Wedel replied Bob Atchison from the KSU Forestry department, who also assisted staff with the riparian buffer language in the zoning regulations.

Diane Hoobler asked who will be the agricultural member.

Monty Wedel replied Nathan Larson, who also served on the Vision 2025 committee and is involved with the Soil Conservation District.

Lorn Clement asked about K-State.

Monty Wedel said he spoke with Cindy Bontrager and she was able to select Ken Odde as their representative.

John Wienck asked if Brian McNulty agreed to be the fire district representative.

Monty Wedel replied yes.

Big Blue Floodplain Management Plan update

Monty Wedel said that staff has spent the last three to four weeks reviewing the draft Plan. He stated the suggested changes have just been provided to Chad Bunger (City of Manhattan). He said that once Chad receives any revisions from Pottawatomie County, they will be collated; then a draft Plan will need to be presented to the Public Action Working Group. Mr. Wedel explained the Plan eventually will be adopted into the Vision 2025 Comprehensive Plan.

Update on Fort Riley Joint Land Use Study

Monty Wedel stated he hasn't heard if final approval has been received, but the Regional Council staff has been cleared to starting working on the project. He said the Regional Council has put together a Request for Proposals that that staff has reviewed. He stated staff has begun keeping track of time spent. Mr. Wedel said as recommended, a Policy Committee is currently in the process of being formed. He explained the Policy Committee would consist of elected officials, same as with the last Joint Land Use Study.

Mr. Wedel said the Policy Committee will review and approve the Request for Proposals. He said the Selection Committee, responsible for selecting a consultant, will consist of a combination of members from the Technical and Policy Committees.

Tom Taul moved to adjourned. Diane Hoobler seconded. Carried 4-0.

The meeting was adjourned at 8:05 P.M.