

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

**Monday, May 8, 2017  
7:30 pm**

**Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> 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: Bob Vathauer, Kent Foster, Todd Laird and Pamella Laird

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**OPEN PUBLIC COMMENTS**

None

**CONSENT AGENDA**

The minutes of the April 10, 2017 meeting were presented and approved with a correction to Page 13. The Report of Fees for the month of April (\$2,149.00) 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**

Chairman Clement asked members of the Board to declare any ex parte contact they may have had regarding any of the agenda items and to declare any conflict of interest or communications they may have had that could influence their ability to be impartial.

**Vathauer – Replat**

Chairman Clement opened the public hearing at the request of Robert Vathauer, petitioner and Robert and Libby Vathauer, owners, to replat Lots 219, 220 and 221, University Park Addition into one (1) residential lot, in Sherman Township, Section 12, Township 8 South, Range 6 East, in Riley County Kansas.

Mr. Isaac presented the request stating the subject site consists of Lots 219, 220 and 221 University Park (subdivision) originally platted in September 1959. Mr. Isaac stated Lots 219 & 220 are situated on the northeast side of Redbud Drive and are developed with a single family residence. He explained Lot 221 is situated south of Lot 220 and is currently vacant and that the Applicant wishes to construct an accessory structure on this portion of the property.

Staff recommended that the Board approve the Final Plat of University Park Unit 11, as it has been determined to meet the minimum requirements of the Riley County Zoning Regulations, Subdivision Regulations and Sanitary Code.

Chairman Clement asked if the Applicant wanted to speak. The Applicant had no comment.

Chairman Clement asked if there were any proponents or opponents. There were none.

Tom Taul moved to close the public hearing. John Wienck seconded. Carried 4-0.

Tom Taul moved to approve the request to replat Lots 219, 220 and 221, University Park Addition into one (1) residential lot, for the reasons listed in the staff report.

Diane Hoobler seconded. Carried 4-0.

Mr. Isaac announced that the Board of County Commissioners will hear the request on May 18, 2017, at 10:45 am, in the County Commission Chambers.

### **Kaump – Residential Use Designator – Extraneous Farmstead**

Chairman Clement opened the public hearing at the request of Bruce Kaump, petitioner and Bruce & Kristi Kaump, owners, to receive a Residential Use Designator - Extraneous Farmstead in Swede Creek Township, Section 14, Township 6 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request stating Drew and Michelle Taylor will be the Contract Purchasers if the request is approved. Mr. Isaac stated the subject property has been developed as a functioning farm for several years. He explained that the home was built in 1918, remodeled in 1985 and is currently owner occupied. Mr. Isaac explained that due to Little Swede Creek acting as a natural divider and buffer between areas of pasture/open space and tilled ground, the applicant wishes to divide as closely as possible along that natural divide and allow the extraneous farmstead enough acreage for horses or a 4-H project. He said this will result in a residential designator lot that is larger than 20 acres, which by the Riley County Subdivision Requirements, does not require platting.

Staff recommended that the Board approve the request to receive a Residential Use Designator– Extraneous Farmstead, waiving the requirement to plat the subject property, as it had been determined that it met the minimum requirements of the Riley County Zoning Regulations.

Chairman Clement asked if the Applicant was present.

Mr. Isaac explained the Applicant and the Contract Purchasers both had out-of-state family emergencies and were unable to attend the meeting.

Chairman Clement asked if there were any proponents or opponents. There were none.

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

John Wienck moved to approve the Residential Use Designator – Extraneous Farmstead and waive the requirement to plat the subject property for reasons listed in the staff report.

Tom Taul seconded. Carried 4-0.

## **Buchanan – Rezoning**

Chairman Clement opened the public hearing at the request of Robert C. Buchanan Inc., Alma M. Buchanan, President, petitioner, and Robert C. Buchanan Inc., owner, to rezone an unplatted tract of land from “C-PUD” (Commercial Planned Unit Development) to “C-PUD” (Commercial Planned Unit Development) in Grant Township, Section 12, Township 9 South, Range 6 East in Riley County, Kansas.

Bob Isaac presented the request stating the subject site was rezoned from “G-1” (General Agricultural) to “A-PUD” (Agri-Business Planned Unit Development) in November 1988. He said the original building was built in 1990 as part of Buchanan Trucking, serving the agricultural community primarily. He said that in 1993, a Conditional Use was authorized to allow a commercial radio transmission tower in the “G-1” (General Agricultural) zoning district, however according to the Applicant, the company originally interested in constructing the tower decided not to use the site. He explained that in November 2000, the subject site was rezoned from “A-PUD” (Agri-Business Planned Unit Development) to “C-PUD” (Commercial Planned Unit Development), eliminating the Conditional Use in the process. He stated that in 2001, the retail store was added onto the original building, with goods primarily directed to the agricultural community.

Mr. Isaac stated the Applicant wishes to rezone the subject site from “C-PUD” (Commercial Planned Unit Development) to “C-PUD” (Commercial Planned Unit Development), essentially amending the existing commercial PUD to not only reopen the retail shop, but to also provide for an event center for such events as weddings, receptions, graduation parties, ceremonies, etc. He explained that that it will also include office space, conference areas and meeting rooms. He also stated that the amended development plan calls for a new indoor sports practice facility. Mr. Isaac reviewed the proposed lists of permitted uses, permitted structures, notes/use limitations, and schedule of improvements.

Staff recommended that the Planning Board forward a recommendation of approval of the request to rezone the proposed property to the Board of Commissioners of Riley County, as it had been determined that it met the minimum requirements of the Riley County Zoning Regulations and Sanitary Code and that it is in general conformance with the Vision 2025 Comprehensive Plan for Riley County.

Chairman Clement referred to Page 5 of the Staff Report and the Director of Riley County Emergency Managements concern about lack of fire flow. He asked for clarification on where the secondary access will be located.

Mr. Isaac showed the Board preliminary development plan via slideshow and pointed out the location of the proposed fire road access.

Chairman Clement stated he had overlooked it on the site plan.

Diane Hoobler stated she had a concern about traffic flow in the event a sizable event were to be held, such as a wedding, and if KDOT had any concerns.

Mr. Isaac said KDOT had no issues with the proposed uses or related traffic.

Chairman Clement asked if the Applicant wanted to speak. The Applicant had no comment.

Tom Taul moved to close the public hearing. John Wienck seconded. Carried 4-0.

Diane Hoobler moved to forward a recommendation of approval of the request to rezone the subject property from “C-PUD” (Commercial Planned Unit Development) to “C-PUD” (Commercial Planned Unit Development) for reasons listed in the staff report.

John Wienck seconded. Carried 4-0.

Mr. Isaac announced that the Board of County Commissioners will hear the request on May 25, 2017, at 10:00 am, in the County Commission Chambers.

### **Annual Comprehensive Plan Update**

Mr. Isaac stated that although in recent years Planning and Development has provided the Board with a detailed analysis of how well the Plan was or was not performing, this year would be a simple review of the Executive Summary of the Plan. He asked the Board to review the Plan and if there were any suggestions or comments to submit them. By consensus, the Board recommended no changes to the Plan at this time.

Bob Isaac stated he will draft a memo to the Board of County Commissioners and will submit it to the Chairman for signature during the June meeting.

### **Update on Zoning and Subdivision Regulations re-write**

Monty Wedel stated there will be evening meetings Wednesday, May 10<sup>th</sup> and Thursday, May 11<sup>th</sup> to review the first draft of the Land Development Regulations and at 11:00 am on May 11<sup>th</sup> with the Commissioners.

### **Update on Fort Riley Joint Land Use Study**

Monty Wedel said another public meeting had been held and planning staff is working on a noise disclosure area listing. He said a final report is on schedule for July.

John Wienck moved to adjourn. Tom Taul seconded. Carried 4-0.

The meeting was adjourned at 8:17 P.M.