

## MINUTES

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

Monday, April 9, 2018  
7:30 pm

Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street

Members Present: Dr. Tom Taul, Chair  
Diane Hoobler, Vice-Chair  
John Wienck  
Nathan Larson  
Joe Gelroth

Members Absent: None

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

Others Present: Ashley Noll

---

#### **OPEN PUBLIC COMMENTS**

None

#### **CONSENT AGENDA**

The minutes of the March 12, 2018 meeting were presented and approved. The Report of Fees for the month of March (\$4,937.00) were presented and approved.

Diane Hoobler moved to approve the consent agenda as presented. John Wieck seconded. Carried 5-0.

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 5-0.

#### **RILEY COUNTY PLANNING BOARD**

##### **Noll – Replat**

Chairman Taul opened the public hearing at the request of Lance Noll, petitioner, and Lance Wade and Ashley Renee Noll, owners, to replat Lots 1-3, Block A and Lots 11-25, Block B, White Canyon Subdivision into one (1) lot in Sherman Township, Section 2, Township 8 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request stating the replat would also vacate a number of unused utility easements and all of First View Lane. He explained the subject property was originally platted in February 1964.

Mr. Isaac said the applicant wishes to construct a garage to accessorize the existing home. He stated that though the property is zoned "AG" (Agricultural District), there was not a request to rezone as the applicants were granted an agriculture exemption for the existing and proposed agricultural uses.

Mr. Isaac said that in November 2006, the Riley County Board of Zoning Appeals approved a variance to reduce the front yard setback from 25 feet to 14 feet from the north right-of-way line of First View Lane for Lots 13-18, Block B. He said that variance would be eliminated if the replat were approved.

Staff recommended that the Board approve the Final Plat of Noll's Landing, as it was determined it met the minimum requirements of the Riley County Zoning and Subdivision Regulations and Sanitary Code.

Chairman Taul opened the public hearing and asked if the Applicant wished to speak.

The Applicant said she had nothing else to add other than she preferred that their address not be changed.

Diane Hoobler moved to close the public hearing. John Wienck seconded. Carried 5-0.

Diane Hoobler moved to approve the request to replat Lots 1-3, Block A and Lots 11-25, Block B, White Canyon Subdivision into one (1) lot, for the reasons listed in the staff report.

Joe Gelroth seconded. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on April 19, 2018, at 9:00 am, in the County Commission Chambers.

### **Annual Comprehensive Plan Review**

Mr. Isaac stated if the Board has completed its review and is satisfied with how the Plan is working, Chairman Taul could, on behalf of the Riley County Planning Board, sign the prepared memo to the Board of County Commissioners, notifying them that the Planning Board has completed their statutory obligated annual review the Comprehensive Plan. Mr. Isaac said staff did not have any recommended changes to the Plan.

Joe Gelroth moved that the Riley County Planning Board has conducted the annual review of the Comprehensive Plan and for Chairman Taul to sign the memo and forward it to the Board of County Commissioners. Diane Hoobler seconded. Carried 5-0

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

Monty Wedel stated staff has completed the review of Article 3 and will be sending it to the consultant shortly for her review. He said staff has started on Article 4, which will include the University Development district. He said he will be meeting with university staff on Tuesday, April 10<sup>th</sup> to review the proposed draft of University Development district.

John Wienck moved to adjourn. Joe Gelroth seconded. Carried 5-0.

The meeting was adjourned at 7:47 P.M.