

## MINUTES

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

Monday, December 10, 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: Jim Whitesell

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#### **OPEN PUBLIC COMMENTS**

Jim Whitesell stated the Board does a fine job.

#### **CONSENT AGENDA**

The minutes of the November 19, 2018 meeting were presented and approved. The Report of Fees for the month of November (\$1,360.25) was presented.

Diane Hoobler moved to approve the consent agenda with noted correction to Page 8 of the minutes. John Wienck 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. Joe Gelroth seconded. Carried 5-0.

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

##### **Whitesell – Residential Use Designator – Extraneous Farmstead & Plat**

Chairman Taul opened the public hearing at the request of Jim Whitesell, petitioner and James L. and Mary C. Whitesell, owners, to receive a Residential Use Designator – Extraneous Farmstead and plat a 12.3-acre tract of land in Sherman Township, Section 24, Township 8 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request stating the subject site is a 12.5-acre portion of an approximately 80-acre parent tract. He explained that the site was developed with a single family dwelling (built approx. 1976) and a detached garage (built 2003) with an accessory apartment. He stated that the various outbuildings associated with the original ranch will remain with the parent tract. He stated that the applicant is proposing to include a travel easement along the east line of the

proposed lot to allow continued access to the northern portion of the parent tract. He said the applicant wishes to divide out the homestead from the parent tract in order to have things in order for his children's future inheritance. He explained that, rather than requesting to rezone the subject property to a single-family residential zoning designation, the applicant is seeking approval by the Board for a Residential Use Designator - Extraneous Farmstead and plat the farmstead into a single lot. Staff recommended the Board approve the request.

Mr. Isaac explained that an Agricultural Protection Easement and travel easement would be required to be filed with the Register of Deeds office along with the plat.

Chairman Taul asked who would be responsible for maintaining the travel easement.

Bob Isaac stated those type of details would have to be included in the travel easement document.

John Wienck closed the public hearing. Nathan Larson seconded. Carried 5-0.

Diane Hoobler moved to approve the request to receive a Residential Use Designator– Extraneous Farmstead, as it had been determined that it meets the minimum requirements of the Riley County Zoning Regulations and the Concurrent Plat of Whitesell Addition, as it had been determined that it met the requirements of the Riley County Subdivision Regulations and Sanitary Code.

John Wienck seconded. Carried 5-0

Mr. Isaac announced that the Board of County Commissioners would hear the request on December 20, 2018, at 9:00 am, in the County Commission Chambers.

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

Bob Isaac stated a workshop has been scheduled for December 27, 2018 with the Board of County Commissioners to review the portions of the draft regulations. He said staff continues to work with the consultant on the articles that are not yet completed.

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

The meeting was adjourned at 7:56 P.M.