

## MINUTES

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

Monday, January 14, 2019  
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 and Lisa Daily - Administrative Assistant

Others Present: Donna J. Ethridge, Linda Hellbusch and Troy Ethridge

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#### **OPEN PUBLIC COMMENTS**

None

#### **CONSENT AGENDA**

The minutes of the December 10, 2018 meeting were presented and approved. The Report of Fees for the month of December (\$3,710.00) were presented and approved. Diane Hoobler questioned the monthly building report that was included in the agenda packet. Lisa Daily indicated it was not the correct report and that she would email the correct report to all board members.

Diane Hoobler moved to approve the consent agenda as presented. Joe Gelroth 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**

##### **Ethridge – Replat**

Chairman Taul opened the public hearing at the request of Donna J. Ethridge, petitioner, and Larry D. and Donna J. Ethridge, owners, to replat Lots 32 and 33 of Lakewood Subdivision into one (1) lot in Grant Township, Section 23, Township 9 South, Range 7 East, in Riley County, Kansas.

Monty Wedel presented the request stating it was a simple request to combine two lots into a single lot and the applicant was present if the board had any questions,

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

The Applicant stated she is on the Lakewood Homeowners Association board and knew sanitary code regulations had changed. She purchased the adjoining lot from a neighbor so that her property would meet the acreage requirement of the Sanitary Code and to have room to relocate that wastewater disposal system if needed.

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

Diane Hoobler moved to approve the request to replat Lots 32 and 33 of Lakewood Subdivision into a single lot for the reasons listed in the staff report.

John Wienck seconded. Carried 5-0.

Mr. Wedel announced that the Board of County Commissioners would hear the request on January 24, 2019, at 9:50 am, in the County Commission Chambers.

### **Annual Comprehensive Plan Review Reminder**

Monty Wedel reminded the board that the annual comprehensive review was coming.

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

Monty Wedel stated a work session was held on December 27, 2018 with the Board of County Commissioners to review draft regulations. He stated new to the regulations will be Administrative Adjustment, Exceptions, Environmental Review and Development Site Plan.

Discussion of building permit expiration, tiny houses, side yard setback requirements and when permit to build would be required due to damage from various perils such as wind and fire were discussed.

Chairman Taul asked that election of officers be added to the agenda.

### **Election of Officers and appointment of Secretary**

John Wienck nominated Tom Taul as Chair, Diane Hoobler Vice-Chair and Bob Isaac as Secretary. Joe Gelroth seconded. Nomination passed 5-0.

Lisa Daily stated there are no agenda items for the February 11, 2019 meeting. The board agreed by consensus to cancel the February meeting.

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

The meeting was adjourned at 8:36 P.M.