

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, January 13, 2020
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: None

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

Others Present: Gus and Erin Shultz

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

Diane Hoobler moved that Item 1. Election of Officers and Appointment of Secretary be moved to the end of the Riley County Planning Board agenda. John Wienck seconded. Carried 5-0.

The minutes of the November 18, 2019 meeting were presented and approved. The Report of Fees for the month of November (\$2,875.00) and December (\$4,299.00) were presented and approved.

The Final Development Plan for Jones Addition was approved and signed.

A Residential Use Designator Lot - Extraneous Farmstead (Pet. #17-24) was amended and signed (#20-0001).

John Wienck moved to approve the consent agenda as presented. Joe Gelroth seconded. Carried 5-0.

Joe Gelroth 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

Shultz – Residential Use Designator – Extraneous Farmstead & Plat

Chairman Taul opened the public hearing at the request of Gus Shultz, petitioner and The Shultz Family Trust, owners, to receive a Residential Use Designator – Extraneous Farmstead for an

unplatted tract and plat the tract into a single lot in Jackson Township, Section 36, Township 6 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request describing the background, location and physical characteristics of the subject property. He said the subject site is an approximately 6.9-acre portion of a larger 115±acre parent tract. He said the entire property has been used primarily for pasturing cattle and haying. He stated the property is developed with an existing single family dwelling originally constructed in 1985, replacing a previous farmhouse that burned down. He said the proposed split is in response to a desire to remove the house and some acreage from the family trust.

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

Staff also recommended that the Planning Board approve the Concurrent Plat of Shultz Family Addition, as it had been determined that all requirements of the Riley County Subdivision Regulations, Riley County Zoning Regulations and Sanitary Code had been met.

Mr. Isaac entered into the record, submitted by Reynolds Shultz, the following email correspondence: “As the adjoining property owner and member of the Shultz Family Trust. I am in full support of the request. Approving this will provide me the opportunity to make improvements to the adjoining acreage that will increase the agricultural production.”

Chairman Taul opened the public hearing.

Gus Schultz introduced his wife, Erin Shultz, and stated he is part of the Shultz Family Trust. He stated that he and his wife will make the house and the 6.9 acres their permanent residence. He said there is a possibility in the future the trust will be dissolved and the remaining acreage will be split between his siblings.

There were no proponents or opponents.

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

John Wienck moved to approve the request to receive a Residential Use Designator – Extraneous Farmstead and approve the concurrent plat of Shultz Family Addition, as both met the minimum requirements of the Riley County Zoning Regulations, Subdivision Regulations and Sanitary Code. Diane Hoobler seconded. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the plat portion of the request on January 23, 2020, at 9:10 am, in the County Commission Chambers.

Annual Comprehensive Plan Review Reminder

Bob Isaac reminded the Board that the annual comprehensive review was coming up in couple of months and that hopefully review materials will be made available next Planning Board meeting.

Update on Zoning and Subdivision Regulations Re-write

Monty Wedel announced he had submitted his letter of retirement to the Board of County Commissioners effective September 21, 2020. He said staff will be mailing out the first three articles of the new LDR next week to the Board to review for discussion at the February meeting.

John Wienck asked Mr. Wedel about his replacement.

Mr. Wedel said the position will be advertised in April and he will be part of the hiring committee.

Bob Isaac reminded the Board that there more articles to the LDR than just these first three articles.

Election of Officers and appointment of Secretary

Diane Hoobler nominated Tom Taul as Chair. Nathan Larson seconded. Nomination passed 5-0.

John Wienck nominated Diane Hoobler Vice-Chair. Nathan Larson seconded. Nomination passed 5-0.

John Wienck nominated Bob Isaac as Secretary. Diane Hoobler seconded. Nomination passed 5-0.

Chairman Taul asked Bob Isaac to verify with what the amount per acre requirement is for the state reclamation bond and to report back to the Board.

Mr. Isaac affirmed he will verify and report back to the Board.

Diane Hoobler moved to adjourn. John Wienck seconded. Carried 5-0.

The meeting was adjourned at 7:53 P.M.