

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

**Monday, June 8, 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

Members Absent: Nathan Larson

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

Others Present: Jeff and Anita Freeborn

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

Chairman Taul stated he was unable to attend the May 28, 2020 Board of County Commissioners public hearing for the Riley County Police Department Training Facility and asked staff for an update.

Monty Wedel stated two possible motions were offered; orient the firing range south if acceptable terms for relocation of the existing could be reached or orient northeast if acceptable terms could not be reached. He said Commissioner Wells motioned to orient to the northeast if negotiations for relocation were not successful.

Mr. Wedel said Deputy County Counselor, Craig Cox and himself have been in negotiations with the Miller Trust, one of the easement holders, since that hearing. He said the Miller Trust was given a deadline of June 9, 2020 to accept the final offer.

Chairman Taul and John Wienck both expressed their disappointment that the Board of County Commissioners didn't agree with the Riley County Planning Board's recommendation on Condition 6. The firing range shall be oriented to the south and shall be limited to that direction.

Diane Hoobler stated she was upset about compensation for an easement that wasn't being taken away.

Joe Gelroth said this Board and the neighbors agreed that the southerly direction was the safest. He said even Dennis Butler, Director of the Police Department recommended the southern direction. Mr. Gelroth stated he thought it was irresponsible of the County not to go with their recommendation.

The minutes of the May 11, 2020 meeting were presented and approved. The Report of Fees for the month of May (\$3,523.00) was presented and approved.

John Wienck moved to approve the consent agenda as presented. Diane Hoobler seconded. Carried 4-0.

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. John Wienck seconded. Carried 4-0.

RILEY COUNTY PLANNING BOARD

Freeborn – Replat

Chairman Taul opened the public hearing at the request of William J. Freeborn, petitioner, and William J. and Anita G. Freeborn, owners, to replat Lots 44, 45, 46, 47, 48, 49, 50, and 51, Block 1, Bridge View Heights, into a single lot in Jackson Township, Section 23, Township 7 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request. Mr. Isaac described the background, location and physical characteristics of the subject property. Mr. Isaac said the applicant wishes to combine the lots to increase the overall size of the property serving the home in order to be compliant with the requirements of the Sanitary Code and to construct an accessory structure.

Staff recommended that the Planning Board approve the Final Plat of Bridge View Heights Unit Six, as it had been determined to meet the minimum requirements of the Riley County Zoning and Subdivision Regulations and Sanitary Code.

Chairman Taul opened the public hearing.

The applicant, Jeff Freeborn, stated they are needing to upgrade the wastewater disposal system and replace the garage that was destroyed in a fire.

There were no proponents or opponents.

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

Diane Hoobler moved to approve the request to replat 44, 45, 46, 47, 48, 49, 50, and 51, Block 1, Bridge View Heights into a single lot for the reasons listed in the staff report.

John Wienck seconded. Carried 4-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on June 18, 2020, at 9:00 am, in the County Commission Chambers.

Annual Review of the Comprehensive Plan

Mr. Isaac asked the Board to review the Executive Summary of the Plan and if there are any suggestions or comments to submit them to him. He explained that if there are not any suggestions or comments he will prepare a memo to the Board of County Commissioners and submit it for signature by the Chairman of the Planning Board. He said once that is completed, he will schedule a time and deliver the update to the Board of County Commissioners.

Update on Zoning and Subdivision Regulations Re-write

Article 7: Subdivision Regulations

Diane Hoobler questioned the yellow highlights.

Monty Wedel said most of the yellow highlights are reminders for staff to make sure the reference is correct when the rewrite is complete. He said staff spent a lot time on the requirement that plats have to front onto a public road and travel easements will not be allowed for platted lots unless there are unusual circumstances.

Tom Taul thanked staff for making the regulations more understandable.

Mr. Wedel stated driveway standards will be a separate resolution. He said staff will work with Public Works to get those adopted at the same time as the adoption of the regulations.

Article 8: Violations and Enforcement

Mr. Wedel explained Article 8 is basically the same with more clarification. He said it is meant to be straight forward on enforcement procedures. Mr. Wedel said Agreement to Abate was added. He stated staff prefers to work with property owners and allow additional time if necessary to reach abatement versus going to court.

The Board had no questions or changes.

John Wienck moved to adjourn. Joe Gelroth seconded. Carried 4-0.

The meeting was adjourned at 8:11 P.M.