

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, August 10, 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: Bob Isaac – Planner and Lisa Daily – Administrative Assistant

Others Present: Michael North and Heather Thompson

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the July 13, 2020 meeting and the Report of Fees for the month of July (\$2,839.00) were presented and reviewed.

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

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 4-0.

RILEY COUNTY PLANNING BOARD

North – Residential Use Designator – Extraneous Farmstead & Plat

Chairman Taul opened the public hearing at the request of Michael Jay North, petitioner and owner, to receive a Residential Use Designator – Extraneous Farmstead and plat a tract of land in Center Township, Section 31, Township 6 South, Range 5 East, in Riley County, Kansas.

Bob Isaac presented the request stating the subject site is an approximately 3.1-acre tract that consists of two unplatted tracts, one of which is occupied by a single family dwelling originally constructed in 1930 and remodeled in 1985. Mr. Isaac explained that, due to continued contamination issues with the water source and no on-site well, the applicant was forced to purchase some surrounding property in order to drill a new well. He said furthermore, the existing septic system was damaged, worn out, and needed updating; thus, in order to inhabit the existing home, the property needed to come into compliance with the Sanitary Code.

Mr. Isaac reviewed a map illustrating the Confined Animal Feeding Operations (CAFO) in the area. He said the subject site is within a 4000-foot notification area of a confined animal feeding operation to the east which is no longer active. Mr. Isaac stated there are two rather large cattle enclosures to the southeast and southwest of the subject site. He said one is registered as a small CAFO and an identified large CAFO to the west that appears to not be an active operation. Mr. Isaac reminded the Board that this is not new residential development and that this situation demonstrates the significance of signing and recording an Agricultural Protection Easement as part of this action.

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 North 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.

Chairman Taul opened the public hearing.

Michael North stated he was the applicant and wanted to thank Bob Isaac for all his help through the process.

There were no proponents or opponents.

John Wienck moved to close the public hearing. Joe Gelroth seconded. Carried 5-0.

Joe Gelroth moved to approve the request for a Residential Use Designator – Extraneous Farmstead, as it was determined it met the minimum requirements of the Riley County Zoning Regulations. John Wienck seconded. Carried 4-0.

John Wienck moved to approve the Concurrent Plat of North Addition as it was determined it met the minimum requirements of the Riley County Zoning Regulations, Riley County Subdivision Regulations and Sanitary Code. Diane Hoobler seconded. Carried 4-0.

Mr. Isaac announced that the Board of County Commissioners will hear the plat portion of the request on August 20, 2020, at 9:00 am, in the County Commission Chambers.

Update on Zoning and Subdivision Regulations Re-write

Bob Isaac stated that Monty Wedel will review Articles 1 through 9 with the Manhattan Urban Area Planning Board on August 17, 2020.

Diane Hoobler asked what will be the next step for the regulation rewrite.

Mr. Isaac stated the steering committee has reviewed the articles with some minor suggestions. He said the next step will be to polish the document (i.e. adding illustrations/photos in appropriate places, and finalizing the table of contents). He said once the final product is ready, public hearings should be scheduled to adopt the regulations.

Mr. Isaac announced the new Planning & Development Director, Amanda Smeller will begin her position on September 1, 2020. He said Monty Wedel will have three weeks with Amanda

Smeller before he retires on September 21, 2020. The Board will meet the new director at the September meeting.

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

The meeting was adjourned at 7:51 P.M.