

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, February 8, 2021
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: None

Staff Present: Amanda Smeller – Director (Zoom), Bob Isaac – Planner and Lisa Daily -
Administrative Assistant

Others Present: Al Dieball

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the January 11, 2021 meeting and the Report of Fees for the month of January (\$4,572.00) were presented and reviewed.

Joe Gelroth moved to approve the consent agenda as presented. 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 reconvene as the Board of Zoning Appeals. Diane Hoobler seconded. Carried 5-0.

BOARD OF ZONING APPEALS

Variance - Dieball

Chairman Taul opened the public hearing at the request of Al Dieball, petitioner and Albert R. and Kathy E. Dieball, owners, for a variance authorization to reduce the front yard setback from 25 feet to 15 feet for all of Lot 1, South Oaks Addition Unit 3 in Manhattan Township, Section 21, Township 10 South, Range 8 East.

Bob Isaac presented the request and described the background, location and physical characteristics of the subject property. He stated the applicant wishes to construct a detached garage. He explained that the majority of the lot is a steep hill making building difficult, expensive and impractical.

Mr. Isaac stated that due to the location of the lateral field, a new road entrance will be installed to access Oak Valley Drive. He said a road entrance permit will be needed to be approved during the building permit process.

Staff recommended approval of the request.

Chairman Taul opened the public hearing.

There were no proponents or opponents.

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

Joe Gelroth referred to the Environmental Health Specialist's comments in the staff report, stating he strongly urged the homeowner to move the proposed accessory structure uphill. Mr. Gelroth asked if there were any changes to the original building site plan to address this concern.

Bob Isaac explained the reason for the Environmental Health Specialist's concerns was because there is a very limited area for alternate locations for a lateral field, should the existing lateral field fail. He stated that in order for the property owner to relocate uphill, it would require carving out part of the hillside.

Mr. Gelroth asked will an alternative system be required if the lateral field fails?

Mr. Isaac replied most likely.

Joe Gelroth moved to approve the request for a variance authorization to reduce the front yard setback) from 25 feet to 15 feet for all of Lot 1, South Oaks Addition Unit 3. Diane Hoobler seconded. Carried 5-0.

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

The meeting was adjourned at 7:44 P.M.