

# AGENDA

## RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, July 12, 2021  
7:30 p.m.

Commission Meeting Room  
Courthouse Plaza East

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*(Procedure: Open joint meeting of the Riley County Planning Board/Board of Zoning Appeals.)*

### **I. OPEN PUBLIC COMMENTS**

### **II. CONSENT AGENDA**

1. Consider the minutes of the June 14, 2021 meeting.
2. Consider the Report of Fees for the month of June 2021.

### **III. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD/BOARD OF ZONING APPEALS**

1. Continue with Zoom and YouTube meeting availability.

*(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and reconvene as the Riley County Board of Zoning Appeals.)*

### **IV. GENERAL AGENDA - RILEY COUNTY BOARD OF ZONING APPEALS**

*(Declaration: At this time the Board Members may declare any conflict of interest or communications they've had that could influence their ability to consider any items on today's agenda impartially.)*

1. Public Hearing to consider the request of Robert D. & Mary T. Mertz, petitioners and owners, for a **variance** authorization to permit the restoration and re-purposing of a historical agricultural accessory structure, the lowest floor of which is 2.4 feet below the required elevation of one (1) foot above base flood elevation (990.5 ft.) in Section 31, Township 9 South, Range 8 East; Manhattan Township. **ACTION NEEDED: Approve/deny the variance.**
2. Public Hearing to consider the request of Robyn James, petitioner and Richard H. & Yvonne M. Dodd Trust, owner, for three **variance authorizations** all in Section 17, Township 10 South, Range 8 East; Manhattan Township. The request are as follows:
  - Pet. #21-0050: A variance to reduce the required front yard setback along Deibler Place from 25 feet to 13 feet.
  - Pet. #21-0051: A variance to reduce the required front yard setback along Rannells Road from the required 25 feet to 24 feet.
  - Pet. #21-0052: A variance to reduce the side yard setback along the east property line from the required 7.5 feet to 3.6 feet.

**ACTION NEEDED: Approve/deny the variances.**

*(Procedure: Adjourn the Riley County Board of Zoning Appeals and reconvene as the Riley County Planning Board.)*

## **V. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD**

*(Declaration: At this time the Board Members may declare any conflict of interest or communications they've had that could influence their ability to consider any items on today's agenda impartially.)*

1. Public Hearing at the request of Bluestem Electric Cooperative, Inc., petitioner and Bryce & Amy Larson Trust, owners, for a **Special Use Authorization** to permit to allow for the construction and operation of a 750-KW commercial solar farm for a tract of land in Bala Township, Section 13, Township 8 South, Range 4 East, in Riley County, Kansas. **ACTION NEEDED: Recommend approval/denial to the Board of County Commissioners.**
2. Take from the table: Review or reconsider the Comprehensive Plan or any part thereof and propose amendments, extensions or additions to the same and conduct the annual review.

*(Procedure: Adjourn the Riley County Planning Board meeting.)*

In order to comply with provisions of the Americans with Disabilities Act (ADA), Riley County will make reasonable efforts to accommodate the needs of persons with disabilities. Please contact the Division of Human Resources at (785) 537-6303 (voice and TTY) for assistance.