

## MINUTES

### RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, November 8, 2021  
7:30 pm

Courthouse Plaza East  
Commission Meeting Room  
115 North 4<sup>th</sup> Street

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

Members Absent: Nathan Larson

Staff Present: Bob Isaac – Planner and Lisa Daily - Administrative Assistant

Others Present: Bret Tremblay and family

---

#### **OPEN PUBLIC COMMENTS**

None

#### **CONSENT AGENDA**

The minutes of the October 18, 2021 meeting were presented and it was noted on the Consent Agenda, second sentence; The Report of Fees for the month of “June” be changed to “September”. The Report of Fees for the month of October (\$1,754.50) were presented.

John Wienck moved to approve the consent agenda with the modification to the minutes. Joe Gelroth seconded. Carried 4-0.

Diane Hoobler 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**

##### **Tremblay – Residential Use Designator – Country Estate**

Chairman Taul opened the public hearing at the request of Bret D. & Nicole M. Tremblay, petitioners and Pope Inc., owners, to receive a Residential Use Designator – County Estate for a tract of land in Madison Township, Section 26, Township 8 South, Range 5 East, in Riley County, Kansas.

Bob Isaac presented the request stating the subject property consists of an approximate 20-acre portion of a 103-acre parent tract. He said the subject property has been zoned agricultural since at least 1974. He stated the entire parent tract is undeveloped and consists of a mosaic of heavily wooded areas, hay fields and cropped areas. Mr. Isaac said the applicant wishes to purchase a 20-acre portion of the parent tract in order to build a non-agricultural residence. He explained the applicant is seeking approval for a Residential Use Designator-Country Estate, rather than attempting to rezone the property. He stated due to the size of the proposed tract, platting is not required.

Mr. Isaac said if the request is approved, an Agricultural Protection Easement will be filed with the Register of Deeds. He stated a 200' agricultural buffer has been established along the west boundary of the proposed tract and a 50-foot riparian buffer along a dry creek that runs north and south through the subject property, as shown on the submitted site plan.

Mr. Isaac stated the proposed driveway will consist of all-weather surfacing and will have direct access to Falcon Road as permitted by KDOT.

Staff recommended approval of the request to receive a Residential Use Designator–Country, as it has been determined that it meets the minimum requirements of the Riley County Zoning Regulations and Sanitary Code.

Chairman Taul opened the public hearing.

The applicant Bret Tremblay stated him, his wife and the property owners all used to live in the same community in northwest Kansas. He said both he and his wife grew up on farms. Mr. Tremblay stated they are very familiar with the property, the terrain, the location and features. He stated agriculture is very important to them and want to pass that knowledge down to their children.

Mr. Tremblay stated the property is currently being leased to a farmer. He said they have met with the farmer and will continue the leasing agreement. He stated one of the property owners with property within 1,000 feet of the request, Alan Nelson, wrote a letter of support. Mr. Tremblay provided the letter to the Board.

There were no proponents or opponents.

Joe Gelroth moved to close the public hearing. Diane Hoobler seconded. Carried 4-0.

Diane Hoobler moved to approve the request for a Residential Use Designator – Country Estate, as it was determined that it met the minimum requirements of the Riley County Zoning Regulations and Sanitary Code.

Joe Gelroth seconded. Carried 4-0.

Bob Isaac announced there are no agenda items for the December 13, 2021 meeting. He said essentially, this is the last meeting for Chairman Taul, as his term will expire on December 31, 2021.

Mr. Isaac said staff would like to invite all Board members to dinner on December 13, 2021 to recognize Chairman Taul for twenty years of commitment and service to the Riley County Planning Board/Board of Zoning Appeals.

Mr. Isaac also announced that barring some unforeseen circumstances, the option to utilize Zoom will no longer be available for Board members to attend regular Planning Board meetings. Mr. Isaac stated that Amanda Smeller, Director of Planning and Development, expressed a desire to get the Planning Board meetings back to a normal protocol with in-person meetings, as observed by the Manhattan Urban Area Planning Board and Riley County Board of Commissioners.

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

The meeting was adjourned at 8:06 P.M.