

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, July 11, 2022
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Diane Hoobler, Chair
John Wienck, Vice-Chair
Joe Gelroth
Nathan Larson
Rita Cassida

Members Absent: None

Staff Present: Amanda Webb – Director, Bob Isaac – Planner and Lisa Daily -
Administrative Assistant

Others Present: Jenny and Danny Payne, Robert and Joanne Springer, Tina Gassen, Steven Baudoin, Alan Zumbrunn, and Helen Hayes.

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the June 13, 2022 meeting were presented and approved. The Report of Fees for the month of January (\$4,800.00) were presented and approved.

John Wienck moved to approve the consent agenda. Joe Gelroth seconded. Carried 5-0.

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 5-0.

RILEY COUNTY PLANNING BOARD

Board member, Rita Cassida stated she lives in Lakeside Heights, the same neighborhood as replat request that is about to be presented. She stated she has no financial interest in the request and could be impartial.

Baudoin & Gassen – Replat

Chairman Hoobler opened the public hearing at the request of Etienne J. Baudoin Jr & Tina M. Gassen, petitioners and owners, to replat Lot A of Lakeside Heights Unit Two together with Lots 57, 61, 62, 63, 64, 65, 66, 67, 68, and 69, Block 5 of Lakeside Heights, into a single lot while also vacating the cul-de-sac that terminates the easternmost point of Dana Dell Drive in Sherman Township, Section 12, Township 8 South, Range 6 East, in Riley County, Kansas.

Bob Isaac presented the request describing the history, location, and physical characteristics of the subject property. He stated in November 1994, a variance was granted for Lots 25-28 and 58-

60, Block 5, Lakeside Heights, (replatted as Lot A Lakeside Heights Unit 2 in 1995) reducing the front yard building setback requirement from 25 feet to 17 feet (Pet. #94-37) for purposes of bringing an existing house into compliance. He said the variance will remain in place with the proposed replat and there was not a request to rezone the property at this time.

Staff recommended that the Planning Board approve the Final Plat of Lakeside Heights Unit Five, as it has been determined to meet the minimum requirements of the Riley County Land Development Regulations and the Sanitary Code.

Chairman Hoobler opened the public hearing and asked if the applicant wanted to speak.

The applicant, Tina Gassen, stated they purchased the house in 1995. She stated that, having an environmental background, she knew they would need three (3) acres for a waste stabilization pond and only had 1.36 acres. She said they started purchasing additional lots in case they needed more land. She stated the other reason to plat the lots together was they would like to eventually build a shop, but the only flat spot is in the cul-de-sac.

There were no proponents or opponents.

Helen Hayes asked if there was any downfall for the neighboring owners because of this replat.

Tina Gassen stated they only intend to build a shop and no future plans for additional houses.

John Wienck moved to close the public hearing. Rita Cassida seconded. Carried 5-0.

Joe Gelroth moved to approve the request to Lot A of Lakeside Heights Unit Two together with Lots 57, 61, 62, 63, 64, 65, 66, 67, 68, and 69, Block 5 of Lakeside Heights, into a single lot while also vacating the cul-de-sac that terminates the easternmost point of Dana Dell Drive, for reasons stated in the staff report.

John Wienck seconded. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on July 25, 2022, at 9:50 am, in the County Commission Chambers.

Springer – Plat & Rezone

Chairman Hoobler opened the public hearing at the request of Robert J. & Joanne M. Springer Trust, petitioners, and owners, to **rezone** a tract of land from "AG" (Agricultural District) to "SF-1" (Single Family Residential) and **plat** the tract into a single lot in Grant Township, Section 20, Township 9 South, Range 7 East, in Riley County, Kansas.

Bob Isaac presented the request and described the background, location, and physical layout of the property. He handed out new maps of the final plat and explained that the shape of the proposed lot had changed. Mr. Isaac stated the subject site is an approximately 3-acre portion of a larger approximately 26-acre parent tract. He said the applicant is requesting to rezone the 3-acre portion from "AG" (Agricultural District) to "SF-1" (Single Family Residential) and plat it into a single lot.

Staff recommended the Planning Board forward a recommendation of approval to the Board of County Commissioners to rezone the subject property from "AG" (Agricultural District) to "SF-1" (Single Family Residential), as it has been determined that it is in general conformance with

the goals and objectives of the comprehensive plan and meets the requirements of the Riley County Land Development Regulations and Sanitary Code.

Staff also recommended the Planning Board approve the Concurrent Plat of Payne Estates, as it has been determined that it also meets the minimum requirements of the Riley County Land Development Regulations and Sanitary Code.

Chairman Hoobler opened the public hearing and asked if the applicant wanted to speak.

Robert Springer stated he asked the surveyor to correct the lot lines to exclude the meadow. He said the reason for subdividing the property is so his close friends can live close to them and assist them as they age.

There were no proponents or opponents.

Joe Gelroth moved to close the public hearing. Nathan Larson seconded. Carried 5-0.

John Wienck moved to forward a recommendation of approval of the request to the Board of County Commissioners to rezone a portion of the subject property from "AG" (Agricultural District) to "SF-1" (Single Family Residential). Joe Gelroth seconded. Carried 5-0.

John Wienck moved to approve the final plat of Payne Estates, as it had been determined to meet the requirements of the Riley County Land Development Regulations. Rita Cassida seconded. Motion carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on July 28, 2022, at 10:20 am, in the County Commission Chambers.

General discussion

Joe Gelroth stated he will not be able to attend the September meeting.

Chairman Hoobler stated she may not be able to attend the August meeting.

Mr. Isaac stated there will be two petitions for the August meeting.

Rita Cassida stated she will not be able to attend the August meeting but will be available to attend via Zoom.

Nathan Larson stated he needs to check his schedule as he may not be able to attend the August meeting.

Discussion of time limitations

Chairman Hoobler asked about the discussion regarding setting time limits that was held at the June 13, 2022 meeting.

Mr. Isaac stated the Board of County Commissioners adopted a resolution establishing time limits for their meetings. He said Counsel advised the Riley County Planning Board/Board of Zoning Appeals to adopt their own resolution.

Amanda Webb will work on the public meeting conduct draft for the Board to review at the next meeting.

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

Meeting adjourned at 8:16 p.m.