

MINUTES

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

**Monday, October 17, 2022
7:30 pm**

**Courthouse Plaza East
Commission Meeting Room
115 North 4th Street**

Members Present: Diane Hoobler, Chair
Joe Gelroth
Nathan Larson
Rita Cassida

Members Absent: John Wienck, Vice-Chair

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

Others Present: Rod and Cheri Simmer

OPEN PUBLIC COMMENTS

None.

CONSENT AGENDA

The minutes of the September 12, 2022 meeting and the Report of Fees for the month of September (\$2,613.00) were presented.

Nathan Larson moved to approve the consent agenda as presented. Rita Cassida seconded. Carried 4-0.

The Board reviewed the Rules for Public Comment Sessions. Diane Hoobler asked these rules could be included with every 1000’ letter. Nathan Larson said he thinks the rules are well written and suggested to have them available at meetings to hand out. The Board agreed by consensus to wait until the next meeting when all Board members are present to adopt the rules.

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. Nathan Larson seconded. Carried 4-0.

RILEY COUNTY PLANNING BOARD

Simmer – Residential Use Designator – Extraneous Farmstead & Plat

Chairman Hoobler opened the public hearing at the request of Rodney R. & Cheri L. Simmer, petitioners, and owners, to receive a Residential Use Designator – Extraneous Farmstead for an unplatted tract of land and plat said tract of land into a single lot in Swede Creek Township, Sections 2 & 11, Township 6 South, Range 7 East, in Riley County, Kansas.

Bob Isaac presented the request stating the subject site consists of a 13.56-acre unplatted tract developed with a single-family residence (constructed in approximately 1865, remodeled in 2006) and several small outbuildings. He said the proposed lot consists of smaller portions of

three separate unplatted tracts. He said the applicant wishes to assemble some additional acreage surrounding the homestead, plat it into a single lot, then sell it off from the existing farm.

Mr. Isaac stated the southern perimeter of the subject site is Timber Creek, a second-order stream that feeds into Tuttle Creek Reservoir. He explained the southern portion of the site is located within the 1% annual chance floodplain, all of which is below the 1140 ft. Tuttle Creek Flowage Easement elevation.

Staff recommended that the Board approve the request to receive a Residential Use Designator–Extraneous Farmstead, as it has been determined that it meets the minimum requirements of the Riley County Land Development Regulations.

Staff also recommended that the Planning Board approve the Concurrent Plat of Simmer Plat, as it has been determined that all requirements of the Riley County Land Development Regulations and Sanitary Code have been met.

Chairman Hoobler opened the public hearing.

Rod Simmer stated the original house was built in 1865 and was amazed of the craftsmanship they had for that period. Mr. Simmer said they did not get flooded in 1993 or any other recent floods.

There were no proponents or opponents.

Joe Gelroth moved to close the public hearing. Nathan Larson seconded. Carried 4-0.

Nathan Larson 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 Land Development Regulations. Joe Gelroth seconded. Carried 4-0.

Rita Cassida moved to approve the concurrent Plat of Simmer Plat as it was determined it met the minimum requirements of the Riley County Land Development Regulations and Sanitary Code. Joe Gelroth seconded. Carried 4-0.

Mr. Isaac announced that the Board of County Commissioners will hear the plat portion of the request on October 24, 2022, at 9:15 am, in the County Commission Chambers.

Joe Gelroth moved to adjourn. Nathan Larson seconded. Carried 4-0.

The meeting was adjourned at 7:52 P.M.