

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, March 13, 2023
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

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

Members Absent: None

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

Others Present: Richard Seaton, Shellee Foltz and Earlene Foltz

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the January 9, 2023 meeting were presented and approved. The Report of Fees for the months of January (\$3,825.00) and February (\$1,718.00) were presented and approved.

Joe Gelroth moved to approve the consent agenda. Diane Hoobler seconded. Carried 5-0.

Nathan Larson 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. Joe Gelroth seconded. Carried 5-0.

RILEY COUNTY PLANNING BOARD

Foltz – Replat and update Final Development Plan

Chairman John Wienck opened the public hearing at the request of Shellee Foltz, petitioner, and Earlene M. Foltz, Drew Brokenicky and Shellee Foltz, owners, to replat Lot 1 and Lot 2 of Schurle Ranch Unit Two into two lots and update the Final Development Plan associated with the Planned Unit Development zoning designation for the property, located in Wildcat Township, Section 5, Township 10 South, Range 7 East, in Riley County, Kansas.

Bob Isaac stated that in October 2000, the subject site was rezoned from A-4 (Single Family Residential) and G-1 (General Agricultural) (#00-25 & #00-26) to A-5 (Single Family Residential) and platted as Lots 1 and 2 of the Schurle Ranch Subdivision (#00-24). He explained, the property was then rezoned from SF-5 (Single Family Residential) to R-PUD (Residential Planned Unit Development) (#13-19) and replatted into two (2) residential lots (#13-20) in April 2013.

He said the applicant wishes to replat the two lots, reconfiguring the common property line. Mr. Isaac stated there was also a request to update the Final Development Plan to reflect the change to the lot layout.

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

Staff also recommended that the Planning Board forward a recommendation of approval to the Board of County Commissioners of the amended Final Development Plan associated with the PUD (Planned Unit Development) zoning designation of the subject property, as it remains in substantial conformance with the Preliminary Development Plan.

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

Richard Seaton, representative, stated only Lot 1 and Lot 2 are being affected and no one else. He said the bottom line is, Shellee wants to take back the horse pasture that was originally part of Lot 1.

There were no proponents or opponents.

Diane Hoobler moved to close the public hearing. Joe Gelroth seconded. Carried 5-0.

Diane Hoobler moved to approve the request to replat Lot 1 and Lot 2 of Schurle Ranch Unit Two into two lots and recommend approval of the amended Final Development Plan associated with the Planned Unit Development zoning designation for the property, as it has been determined that it meets the requirements of the Riley County Land Development Regulations. Joe Gelroth seconded. Carried 5-0.

Rita Cassida moved to forward a recommendation of approval to the Board of Commissioners of Riley County of the request to amend the Final Development Plan associated with the PUD (Planned Unit Development) zoning designation of the subject property, as it remains in substantial conformance with the Preliminary Development Plan. Diane Hoobler seconded. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on March 23, 2023, at 10:30 am, in the County Commission Chambers.

Kansas Evergy Kansas Central, Inc. - Special Use Authorization

A public hearing to consider the request of Evergy Kansas Central, Inc., petitioner, and David & Donna Cederberg, owners, for a **Special Use Authorization** to establish and operate an electrical substation in Ashland Township, Section 12, Township 11 South, Range 7 East, in Riley County, Kansas.

Diane Hoobler made a motion to table the item to the April 10, 2023, Riley County Planning Board meeting, as per the request of the applicant. Nathan Larson seconded. Carried 5-0.

Diane Hoobler moved to adjourn. Nathan Larson seconded. Carried 5-0.

Meeting adjourned at 7:52 p.m.