

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, May 8, 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: Kelly Mosier, Arlen Loecker, Christine Parsons, Roger West and Katrina
Brook.

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the April 10, 2023 meeting were presented. Rita Cassida stated the wording on page 12 needed changed from “lifelong” service to “lifeline” service. Diane Hoobler moved to approve the minutes with the correction and Joe Gelroth seconded. Carried 5-0.

The Report of Fees for the month of April (\$4,050.00) were presented. Rita Cassida moved to approve, and Joe Gelroth seconded. Carried 5-0.

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. Nathan Larson seconded. Carried 5-0.

RILEY COUNTY PLANNING BOARD

West – Replat

Chairman Wienck opened the public hearing at the request of the Roger P. and Cindy J. West, petitioners, and Roger P. and Cindy J. West, Troy E. and Christine Parsons, [REDACTED], [REDACTED], owners, to replat Lots 38-39 and Lot A of Random Woods (subdivision) into three (3) lots, in Ogden Township, Section 6, Township 11 South, Range 7 East, in Riley County, Kansas.

Bob Isaac presented the request stating the subject property was rezoned in June 1984 to a single-family residential zoning designation. He said the property was later platted as Lots 38-39 and Lot A of Random Woods (subdivision) in January 1985. He said both Lots 38 and 39 are each developed with a single-family dwelling, while Lot A is undeveloped. He said it appears that Lot A was intentionally reserved as a utility lot to protect the unnamed creek that transects it and to handle storm water drainage, as evidenced by the large drainage easement over the lot. Mr. Isaac explained that, with Lot A (and associated drainage easement) extending in between Lots 38 and 39, access from Woodside Lane, a street internal to the subdivision, would prove difficult; thus, the intent may have been Lot A would remain an unbuildable lot. He said the applicant wishes to convey that portion of Lot A situated between Lots 38 and 39 to the owners of those lots and utilize the buildable area of the remainder of Lot A to construct a home.

Staff recommended that the Planning Board approve the Final Plat of Random Woods Unit 4, as it was determined to meet the minimum requirements of the Riley County Land Development Regulations and the Sanitary Code.

The applicant had no comments.

There were no proponents or opponents.

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

Joe Gelroth moved to approve the request replat Lots 38-39 and Lot A of Random Woods (subdivision) into three (3) lots, for reasons stated in the staff report.

Diane Hoobler seconded. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on May 18, 2023, at 10:30 am, in the County Commission Chambers.

Loecker – Replat

Chairman Wienck opened the public hearing at the request of the Arlen J. and Wilma D. Loecker, petitioners, and Arlen J. and Wilma D. Loecker and Kelly A. Mosier, owner, to replat Lot A and Lot B of Flintstone Addition Unit 2 into two (2) lots, in Wildcat Township, Section 31, Township 9 South, Range 7 East, in Riley County, Kansas.

Bob Isaac presented the request. He explained the subject property was platted as Lot 1 of Seitz Addition in April 1982. He said the subject property was then replatted as Lot 3 of the Flintstone Addition in July 1992. He said that the subject property was then replatted into Lots A and B of Flintstone Addition Unit Two in January 2004. Mr. Isaac said the owners of Lots A and B wish to adjust the common property line between the two lots and vacate a portion of the utility easement that runs along it.

Staff recommended that the Planning Board approve the Final Plat of Flintstone Addition Unit 3, as it has been determined to meet the minimum requirements of the Riley County Land Development Regulations and the Sanitary Code.

The applicant, Arlen Loecker, stated the water well that is used by the shop is located on Mr. Mosier's property. He felt to avoid issues in the future, it was best to have the well located on the same lot as the shop.

There were no proponents or opponents.

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

Diane Hoobler moved to approve the request replat Lot A and Lot B of Flintstone Addition Unit 2 into two (2) lots, for reasons stated in the staff report.

Joe Gelroth seconded. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners would hear the request on May 18, 2023, at 10:45 am, in the County Commission Chambers.

Riley County Land Development Regulations discussion of amendments

Board members agreed to further discussions on campgrounds, automobile repair in C-2 (Highway Business) zoning district, tiny homes, modifying principal building use/principal use, modifying Planned Unit Development (PUD) language, Riparian Buffers Zones and what is specifically prohibited.

Board members agreed to adding "non-transferable" language to all licenses and administrative authority to correct clerical errors without having to bring simple code amendments before the boards.

Diane Hoobler moved to adjourned. Rita Cassida seconded. Carried 5-0.

Meeting adjourned at 8:53 p.m.