

## MINUTES

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

Monday, November 8, 2010  
7:30 pm

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

Members Present: Jon Larson, Chairman  
Lorn Clement, Vice-Chair  
Dr. Tom Taul  
Julie Henton  
Diane Hoobler

Members Absent: None

Staff Present: Monty Wedel – Director, Bob Isaac – Planner and Lisa Daily –  
Administrative Assistant

Others Present: Trevor Wood, Curtis Liebert, Brian Still, Debi Wahl and Ralph Wahl

---

#### **OPEN PUBLIC COMMENTS**

None.

#### **CONSENT AGENDA**

The minutes of the October 11, 2010 meeting were presented and approved. The Report of Fees for the month of October (\$925.00) were presented and approved.

#### **RILEY COUNTY BOARD OF ZONING APPEALS**

##### **T-Mobile Central LLC – Conditional Use**

Jon Larson opened the public hearing to consider the request of T-Mobile Central, LLC, petitioner and The Still Corporation, Inc., owner, for a conditional use authorization to permit the construction and operation of a 140-foot self-supporting communications tower in the “G-1” (General Agricultural) zoning district.

Bob Isaac presented the request. Mr. Isaac stated the site is generally located in an area of the county situated between the City of Ogden and Fort Riley. Mr. Isaac said the site is more specifically located approximately 300 feet west of N. Park Street (Ogden). Mr. Isaac stated the site is zoned “G-1” (General Agricultural) and is almost completely surrounded by the City of Ogden. Mr. Isaac explained that the existing gravel driveway will be extended to the proposed facility via an access easement. Mr. Isaac stated that Fort Riley was notified of the proposal and had no concerns about the project. Mr. Isaac stated that the proposal was reviewed by the Director of the Manhattan Regional Airport, and expressed no opposition or concerns.

Staff recommended approval of the request based on the conditions listed in the staff report.

Trevor Wood, with Selective Site Consultants, Inc., stated he did not have any comments but is available to answer questions. Mr. Wood said that Curtis Liebert, an RF Engineer with T-Mobile, is also present to answer any questions. Mr. Wood stated that T-Mobile does not use microwave dishes.

Jon Larson asked why there is a condition for microwave dishes.

Bob Isaac stated for aesthetic purposes.

Monty Wedel asked Bob Isaac to discuss the collocation.

Bob Isaac stated the information is listed in the staff report. Mr. Isaac explained that Selective Site Consultants contacted the City of Ogden and for business reasons and for functional purposes, the use of the water tower did not appear to be a viable option.

Tom Taul asked if there are currently any antennas on the City of Ogden's water tower.

Bob Isaac stated there were quite a few.

Trevor Wood stated that they have been working on this project for almost a year. He said the first thing they did was contact the City of Ogden about the potential use of the water tower to locate an antenna. Mr. Wood said, from their perspective and that of their structural engineers, this was not a viable option. Mr. Wood stated they did contact the City of Ogden concerning their lease terms etc., and never received a response.

Tom Taul moved to close the public hearing. Diane Hoobler seconded. Carried 5-0.

Lorn Clement moved to approve the request of T-Mobile Central, LLC, petitioner and The Still Corporation, Inc., owner, for a conditional use authorization to permit the construction and operation of a 140-foot self-supporting communications tower in the "G-1" (General Agricultural) zoning district with the conditions listed in the staff report.

Julie Henton seconded. Roll call voting was completed with all Board members affirming. Carried 5-0.

Lorn Clement moved to adjourn as the Riley County Board of Zoning Appeals and convene as the Riley County Planning Board. Tom Taul seconded. Carried 5-0.

## **RILEY COUNTY PLANNING BOARD**

### **Wahl – (Plat & Rezone)**

Jon Larson opened the public hearing at the request of Ralph and Debra Wahl, petitioners and Debra (Higgins) Wahl and Ralph Wahl, owners, to rezone a tract of land from "G-1" (General Agricultural) to "A-1" (Single Family Residential) and plat said tract with a contiguous unplatted tract into a single lot.

Bob Isaac presented the request. Mr. Isaac stated that in June of 1975, a 1-acre tract of land was subdivided off a parent tract of 300 acres in order to construct a house. Mr. Isaac explained that the tract was rezoned from “G-1” (General Agricultural) to “A-1” (Single Family Residential) but was never platted. Mr. Isaac said the current owner wishes to expand the physical size of the property to bring the property into compliance with the Riley County Sanitary Code, specifically for properties served by on-site septic systems and rural water. Mr. Isaac said the additional acreage is proposed to be rezoned from “G-1” (General Agricultural) to “A-1” (Single Family Residential) to match the zoning of the home site. Mr. Isaac stated the request is also to plat both tracts together to a single lot.

Mr. Isaac stated the request was reviewed with the Vision 2025 Riley County Comprehensive Plan, specifically the Development Guidance System. Mr. Isaac stated that the proposed request is consistent with the Plan.

Staff recommended that the Planning Board forward a recommendation of approval of the request to rezone the proposed property to the Board of County Commissioners, based on the reasons in the staff report. Staff also recommended approval of the request to plat the proposed property, as it has been determined that all requirements of the Riley County Subdivision Regulations, Zoning Regulations and Sanitary Code have been met.

Julie Henton moved to close the public hearing. Diane Henton seconded. Carried 5-0.

Diane Hoobler moved that the Board forward a recommendation of approval to the Board of County Commissioners, to rezone a tract of land from “G-1” (General Agricultural) to “A-1” (Single Family Residential) for reasons listed in the staff report.

Julie Henton seconded. Roll call voting was completed with all Board members affirming. Carried 5-0.

Tom Taul moved to approve the Final Plat of the Safari Creek Addition.

Diane Hoobler seconded. Roll call voting was completed with all Board members affirming. Carried 5-0.

Mr. Isaac announced that the Board of County Commissioners will hear the request on Monday, November 29, 2010 at 10:15 AM.

### **Update on Vision 2025 Implementation**

Monty Wedel said the draft report has more information than what is needed at this time and is some what complicated. Mr. Wedel stated staff will go through the report and address the Vision 2025 changes and work it into a draft notice of public hearing. Mr. Wedel said when staff has completed the draft they will have Clarion review it. Mr. Wedel asked the Board if the December meeting could be a work session on the draft and the Board agreed.

### **Report on Gateway Plan Update**

Monty Wedel stated that Bob Isaac just completed the re-draft after meeting with the steering committee for the last time. Mr. Wedel said the City of Manhattan is placing the draft review on the Manhattan Urban Area Planning Board agenda for November 15, 2010. Mr. Wedel stated the draft review will be added to the Riley County Planning Board agenda for December.

### **2011 Riley County Planning Board/Board of Zoning Appeals Meeting Schedule**

Due to scheduling conflicts the February 14, 2011 meeting will be moved to Thursday, February 17, 2011.

The meeting was adjourned at 8:32 P.M.