



**Board of Riley County
Commissioners
Special Meeting
Minutes
January 14, 2023**

115 North 4th Street
Manhattan, KS 66502
www.rileycountyks.gov

Cindy Kabriel
785-565-6200

Commission Chambers

9:00 AM

[District 2 – Greg McKinley, Member](#)

[District 3 – Kathryn Focke, Chair](#)

[District 1 – John Ford, Vice Chair](#)

9:00 AM

Call to Order

Attendee Name	Title	Status	Arrived
John Ford	County Commissioner	Present	9:00 AM
Kathryn Focke	County Commissioner	Present	9:00 AM
Greg McKinley	County Commissioner	Present	9:00 AM
Rich Vargo	County Clerk	Present	9:00 AM
Clancy Holeman	Counselor/Director of Administrative Services	Present	9:00 AM
Yolande Adair	2710 Maplewood Circle	Present	9:00 AM
Ed Huddleston	2438 Brookfield Drive	Present	9:00 AM
Doreen Towne	2781 Maplewood Circle	Present	9:00 AM
Gene Towne	2781 Maplewood Circle	Present	9:00 AM
Kevin Walters/Teresa Warnock	7196 Deer Trail Road	Present	9:00 AM
Darin & Pam Whitson	7132 Deer Trail Road	Present	9:00 AM
LE (Gene) Redfield	5026 Wildcat Creek Road	Present	9:00 AM
Wanida Nondorf	2717 Oakleaf Drive	Present	9:00 AM
Pamela Gieber	210 S. Walnut Street, Ogden	Present	9:00 AM
David Ward	114 Walnut, Ogden	Present	9:00 AM
Peter Rombold	811 N Washington, Junction City	Present	9:00 AM
Amanda Webb	Planning/Special Projects Director	Present	9:00 AM
Vern McIntosh	2467 Big Horn Lane	Present	9:00 AM
Will Hartwich	MCM	Present	9:00 AM
Mark Bachamp	Olsson	Present	9:00 AM
Rob Eichman	MCM	Present	9:00 AM
Roger West	MCM	Present	9:00 AM
Rodney Stanfield	2494 Big Horn Lane	Present	9:00 AM
Susie Stanfield	2494 Big Horn Lane	Present	9:00 AM
Richard Hessel	2439 Woodside	Present	9:00 AM
Kirk Crabtree	322 15th Street Ogden	Present	9:00 AM
William & Gerda Robb	2610 Brookhollow Court	Present	9:00 AM
John and Jana Chingway	2651 Brookhollow Court	Present	9:00 AM
Richard Foster	219 14th Street Ogden	Present	9:00 AM
Edie Trobough	6830 Deer Trail Road	Present	9:00 AM
Laura Donnelly	2439 Woodside Lane	Present	9:00 AM

Stafford Gosser	2455 Brookfield Drive	Present	9:00 AM
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Board of County Commissioners

Public hearing – Request of City of Manhattan to Make Certain Findings Concerning the Annexation of a 78.73 Acre Tract of Land

Focke thanked everyone for attending the Public Meeting for the Request of City of Manhattan to Make Certain Findings Concerning the Annexation of a 78.73 Acre Tract of Land.

Focke described the rules of conduct for the meeting.

1. Open Public Hearing

Focke opened the public hearing.

A. Testimony of City of Manhattan

City of Manhattan provided written testimony.

B. Testimony of Midwest Concrete Materials, Inc.

Bachamp provided a PowerPoint presentation on the Skyway Drive and West 68th Avenue area.

Bachamp reviewed the impacts on the airport, grading area, and buffer plan requirements.

Bachamp discussed the need for additional development in Riley County. Bachamp stated the intent is for this to be commercial development and follow FAA Requirements and Manhattan City Code.

Focke asked about the blue flight zone impacts on the lot and would like to know soon.

Focke asked if there is any impact on the cul-de-sacs.

Bachamp stated there would not be any construction impact on any Random Woods lots or roads.

Bachamp reported there is nothing north of Skyway Drive in Ogden's

Future Growth Plan.

Bachamp stated the area is in the City of Manhattan's Future Growth Plan.

Bachamp said any commercial building in the proposed development would require fire services and sprinkler systems, which the City of Manhattan can provide.

Ford asked, what is the time frame on this development?

Bachamp said 3-5 years.

McKinley said it is one lot now, will it be multiple in the future?

Bachamp stated it will eventually be platted.

C. Testimony of City of Ogden

Rombold, City of Ogden Attorney, incorporated the City of Ogden Resolution in the County Commission Packet, on page 102, against the proposed annexation to the City of Manhattan.

Rombold asked why not place the development in Ogden in the fact they have 200 acres of developable land.

Rombold stated the City of Ogden's plan presented is not the most recent.

Rombold said the City of Ogden can provide all the services needed including fire service.

Rombold asked for Riley County, the City of Manhattan, and the City of Ogden to review the plans for available commercial development.

Rombold said the approval of this annexation will hinder Ogden's ability in commercial development.

Rombold said they would make provisions for 24-hour fire service.

McKinley stated he does not see how this development would hurt Ogden's commercial growth as adjacent areas grow.

Focke asked if the City of Ogden would be willing to place it in the Ogden Plan.

Rombold stated he wished the discussion had happened prior to today.

Rombold said MCM did not contact the City of Ogden. Rombold said if asked they would have received an affirmative answer.

D. Testimony of Random Woods Homeowners

Gosser said he lives directly to the west of the proposed development. Gosser discussed the sensitivity of the land adjacent to the development and mentioned in the K-18 Study.

Gosser stated it borders on the north and immediately adjacent to Fort Riley of which has not been contacted on this development.

Gosser said this is directly in the Airport Protection Zone, which specifies limited persons and contact in the area.

Gosser said Random Woods falls in the LUPZ, and the development would increase the amount of noise.

Huddleston discussed the land available on Eureka Drive ready for development. Huddleston asked, why not use available land?

Huddleston asked, why allow the project to go on for 3-5 years and what about the impact of the drainage and debris piles?

Adair stated over the years she has worked on the Master Plan and the day and nighttime decibels, which will be increase.

Stanfield said when Random Woods was plotted it was not included in any city and Random Woods would prefer to not be in any city.

Donnelly requested more and better communication. Donnelly said this was given to us as a done deal and do not want to limit any property owner on what they can do on their property. Donnelly said the excavation, drainage, and erosion plan was something she could not find to understand what they are going to do. Donnelly asked to make the land pleasant to be in.

Chingway said after looking at the paperwork and after driving around it is half empty. Chingway stated as a neighborhood they would prefer to leave it as open ground and is okay to remove the dirt, but not develop it. Chingway said as a property owner he wants his property value to be high and not impacted by this development.

Redfield, a retired pilot, stated he is very concerned with the impact on the runway. Redfield said having businesses and people there does create more factors for the pilot flying the airplane.

Donnelly asked, what are the benefits to the County if Ogden or Manhattan annex the property?

Holeman stated the intent is for the Board to make a decision on the request and not take questions.

2. Close Public Hearing

Focke closed the public hearing.

3. Discussion and Decision by Board of County Commissioners

McKinley stated he did drive through the area.

McKinley said one thing that keeps coming up is the ICS which is Industrial and Commercial Services which is not a manufacturing plant which would let off smoke.

Ford said this will not hinder or prevent the proper growth and development of the area.

Ford stated for the County it does benefit which creates property, sales tax, jobs and opportunities.

Ford said he likes the fact we are putting in large tracts of lands for smaller businesses to invest in our community.

Ford stated the current business park developed 20 years ago did not know what would be needed today. Ford said it was developed as smaller lots and lots are owned by individuals who will not sell them.

Ford said this 78 acres is not going to be in competition for some of the other land available and makes the area more viable.

Ford stated if fire and utility services are needed the City of Manhattan has the infrastructure in the area. Ford said 24 hour fire service is more than one person available but a staff of 8 for a 24 hour service.

Ford said the reason for the extension of the runway is not for commercial flights but Fort Riley's needs.

Ford said he does agree more dialogue needs to be had on this and future developments.

Ford stated the City Code is more detailed than the County's and staff to enforce the code.

Ford said he does not see where it has anything other than a positive impact to the area.

Focke stated she is concerned about the Ogden comment to hinder their growth and development.

McKinley said his thoughts are the City of Manhattan has the services available and the City of Ogden hopes to have the service available.

McKinley asked Bachamp if there are rock ledges which have to be taken out.

Bachamp stated the test holes showed there is no rock to be removed.

Focke asked if anyone has had to dig through rock on their property.

No one responded as having done so.

Bachamp stated on the plat and properties there is a property easement for drainage. Bachamp said everything that comes off Random Woods they will have to develop the land to handle those issues which include sediment basins.

Donnelly said she has asked a number of people about a well but others have said there is a shelf of rock which makes it too expensive.

Holeman stated the Board needs to determine if anything they have been presented or heard today which would hinder or prevent the development of any incorporated city.

McKinley said he does not due to the requirements of the development to include the buffer.

Focke said she does believe based on the testimony of Ogden it would hinder or prevent the proper growth and development of the City of Ogden.

Move to approve the Board find and determine the proposed annexation of the real estate will not hinder or prevent the proper growth and development of the area or that of any other incorporated city located within Riley County. Today's decision shall become a final order upon this Board's passage of a resolution to be presented during its public meeting on January 19, 2023.

RESULT:	ADOPTED [2 TO 1]
MOVER:	John Ford, County Commissioner
SECONDER:	Greg McKinley, County Commissioner
AYES:	Ford, McKinley
NAYS:	Focke

10:14 AM Adjournment

Move to adjourn.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Greg McKinley, County Commissioner
SECONDER:	John Ford, County Commissioner
AYES:	Ford, Focke, McKinley