

**JUNCTION CITY/GEARY COUNTY
METROPOLITAN PLANNING COMMISSION
BOARD OF ZONING APPEALS**

AGENDA

**July 08, 2010
7:00 p.m.**

1. CALL TO ORDER & ROLL CALL

Brandon Dibben
Maureen Gustafson
Ken Mortensen
John Moyer
Mike Ryan
Mike Steinfort
Rick Ziegler

2. APPROVAL OF MINUTES

Consideration of the minutes of the June 10, 2010, meeting.

3. OLD BUSINESS

None.

4. NEW BUSINESS

Item No. 1– Case No. TA 07-01-10 – Public Hearing on text amendment to the Junction City Subdivision Regulations concerning exemptions from platting and issuance of certain types of building permits.

Public hearing to consider amending the Junction City Subdivision Regulations by adding a new exemption from the platting requirement and allowing certain improvements to unplatted properties within the City of Junction City.

Item No. 2 - Case No. Z-07-01-10 – Public Hearing on request of Justin Hoover, President, Hoover, Bachman & Assoc., Inc., to rezone property at 416 W Spruce, Junction City, Kansas, from “RD” to “PDD”.

Public hearing on the request of Kaw Valley Engineering, agent, on behalf of Justin Hoover, President, Hoover Bachman & Assoc., to rezone property at 416 W Spruce Street from “RD” Duplex Residential to “PDD” Planned Development District.

Item No. 3 - Case No. FP 07-01-10 – Final Plat of the Ziegler Planned Development District.

Consideration of the final plat of the Ziegler Addition as submitted by Kaw Valley Engineering, agent, on behalf of Justin A. Hoover, President, Hoover, Bachman & Assoc., Inc. for the approval of the plat of 416 W Spruce Street, Junction City, Kansas.

Item No. 4 – Case No. SUP-07-01-10 – Public Hearing on request for a Special Use Permit to allow the construction of a communications tower at 4110 Shandy Lane, Geary County, Kansas.

Public hearing to consider the application of Rick Goetz, Black & Veatch, agent, on behalf of New Cingular Wireless (AT&T) for a Special Use Permit to construct a communications tower at 4110 Shandy Lane, Geary County, Kansas.

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1. OLD BUSINESS

Item No. 1 – Case No. BZACU-06-01-10 – Public Hearing on request for a Conditional Use Permit to allow the operation of a self-storage facility at 2721 Gateway Court, Junction City, Kansas.

Continuation of public hearing to consider the application of Triangle Self Storage, owner, requesting a Conditional Use Permit to operate a self-storage facility at 2721 Gateway Court, Junction City, Kansas.

Item No. 2 – Case No. BZACU 06-02-10 – Public Hearing on request for a Conditional Use Permit to allow a Day Care Home at 109 Arapahoe Court, Junction City, KS.

Continuation of public hearing to consider the application of Renee A. Taggart, owner, for a Conditional Use Permit to allow the operation of a Licensed Day Care Home for not more than 10 children at 109 Arapahoe Court, Junction City, Kansas.

2. NEW BUSINESS

Item No. 1 – Case No. BZAAP-07-01-10 – Public Hearing on appeal of decision by the Junction City/Geary County Planning and Zoning Director.

Public hearing to consider the appeal of the decision by Junction City/Geary County Planning and Zoning Director that the property located at 4718 Liberty Hall Road is being used as commercial property, filed by Deanna Munson, agent, for Munson Angus Farms-Black Horse Hitch, LLC.

Item No. 2 – Case No. BZACU-07-01-10 – Public Hearing on request for a Conditional Use Permit to allow the operation of a concrete batch plant.

Public hearing to consider the application of Matt Eichman, agent for Midwest Concrete Materials, requesting a Conditional Use Permit to operate a concrete batch plant at 0000 Highway 57, Junction City, Kansas.

Item No. 3 – Case No. BZAV 07-01-10 – Public Hearing on request for a Variance in the side building setback requirements at 404 West 14th Street, Junction City, Kansas.

Public hearing to consider the application of Daniel Pfitzenmaier, Director, Self-Help Housing, for a variance to decrease the side building setback requirements for the property located at 404 West 14th Street, Junction City, Kansas.

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5. GENERAL DISCUSSION

6. ADJOURNMENT

UPCOMING IMPORTANT DATES

| ITEM | DATE |
|---|------------------|
| Next regularly scheduled MPC Work Session | July 15 |
| Cut-off date for MPC public hearing in August | July 16 |
| Cut-off date for Plat consideration in August | July 22 |
| Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period) | August 2 |
| Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period) | August 3 |
| Next regularly scheduled MPC/BZA meeting | August 12 |