

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

AGENDA

**August 19, 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 July 8, 2010, meeting.

3. ELECTION OF OFFICERS

4. OLD BUSINESS

Item No. 1 - 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. 2 - 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.

5. NEW BUSINESS

Item No. 1– Case No. TA 08-01-10 – Public Hearing on text amendment to the Geary County Zoning Regulations concerning zoning action required for commercial office uses within the unincorporated portion of Geary County.

Public hearing to consider amending the Geary County Zoning Regulations to require either a Special Use Permit or a Conditional Use Permit for the establishment of a commercial office in the unincorporated portion of Geary County, Kansas.

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1. ELECTION OF OFFICERS

2. OLD BUSINESS

Item No. 1 – 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.

Item No. 2 – Case No. AP-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.

3. NEW BUSINESS

Item No. 1 – Case No. BZACU-08-01-10 – 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 Jon Penny, agent, for Penny Concrete, Inc., leaseholder, on land owned by Poland Farms requesting a Conditional Use Permit to operate a concrete batch plant on property adjacent to Highway 57, Junction City, Kansas.

ADJOURN AS BOARD OF ZONING APPEALS

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6. GENERAL DISCUSSION

Item No. 1 – Set public hearing for amendments for Day Care Homes.

The Metropolitan Planning Commission will need to vote to set the public hearing for the amendments to the Zoning Regulations for both the City and County dealing with the changes for Day Care Homes.

7. ADJOURNMENT

UPCOMING IMPORTANT DATES

ITEM	DATE
Cut-off date for MPC public hearing in August	August 13
Cut-off date for Plat consideration in August	August 26
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	September 13
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	September 7
Next regularly scheduled MPC/BZA meeting	September 9
Next scheduled MPC Work Session	September 16