

**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.

**RECESS AS METROPOLITAN PLANNING COMMISSION**

**CONVENE AS BOARD OF ZONING APPEALS**

**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.

**ADJOURN AS BOARD OF ZONING APPEALS**

**RECONVENE AS METROPOLITAN PLANNING COMMISSION**

**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**

**UPCOMING IMPORTANT DATES**

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