

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

**AGENDA**

June 10, 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 April 8, 2010, and May 13, 2010, meetings.

**3. OLD BUSINESS**

**Item No. 1 – Case No. FP-05-01-10 – Final Plat of Riffel Addition, a Replat of a portion of Green Hills West Unit No. 2 Addition.**

Continuation of the request of Kaw Valley Engineering, agent, on behalf of Larry and Mary Jane Riffel, owners, for the replat of lots 59 and 60 of Green Hills West Unit No. 2 Addition. This property is located at the northwest corner of Redbud Drive and Goldenrod Circle.

**4. NEW BUSINESS**

**Item No. 1 – Case No. VC-06-01-10 – Public Hearing on request to vacate a platted utility easement.**

Consideration of the request of Ian Mann to vacate the platted utility easements located between lots 59 & 60 and lots 60 & 61, Moske's Addition to Cedar Estates, Geary County, Kansas.

**Item No. 2 – Case No. Z-06-01-10 – Public Hearing on request to rezone property at 220, 226 & 230 E. Chestnut Street, Junction City, Kansas, from “RM” Multiple Family Residential to “CSR” Service Commercial Restricted.**

Public hearing to consider the request of Auto Craft, Inc., purchaser and agent, and Arvid Luthi, owner, to rezone property at 220, 226 & 230 East Chestnut Street from “RM” Multiple Family Residential to “CSR” Service Commercial Restricted.

**Item No. 3 – Discussion on text amendment to the Subdivision Regulations concerning exemptions from platting and issuance of certain types of building permits.**

The proposed language for the Subdivision Regulations adding a new exemption from the platting requirement for improvements to certain unplatted properties within the City of Junction City will be presented for initial review and potential action to set public hearing for formal amendment to the City Subdivision Regulations.

**RECESS AS METROPOLITAN PLANNING COMMISSION**

**CONVENE AS BOARD OF ZONING APPEALS**

**1. OLD BUSINESS**

None.

**2. NEW 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.**

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.**

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. 3 – Case No. BZAV 06-01-10 – Public Hearing on request for a Variance to increase the allowable percentage of lot coverage.**

Public hearing to consider the application of Dennis Wetklow, owner, for a Variance to increase the allowable percentage of lot coverage for a proposed building at 216 E 7<sup>th</sup> 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>June 17</b>
<b>Cut-off date for MPC public hearing in <u>July</u></b>	<b>June 11</b>
<b>Cut-off date for Plat consideration in <u>July</u></b>	<b>June 23</b>
<b>Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)</b>	<b>July 5</b>
<b>Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)</b>	<b>July 6</b>
<b>Next regularly scheduled MPC/BZA meeting</b>	<b>July 8</b>