

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

AGENDA

April 8, 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 February 11, 2010, and the March 11, 2010, meetings.

3. OLD BUSINESS

Item No. 1 – Continued Public Hearing on Case TA-01-03-10 – Public Hearing on the proposed text amendment to the City Zoning Regulations regarding the establishment of an Overlay District for the “RD” Residential Duplex zoning and allowing certain development activities to occur.

The continued public hearing, on motion of the Metropolitan Planning Commission, to consider amending the City Zoning Regulations concerning the establishment of an Overlay District for the “RD” Residential Duplex zoned properties that allow flexibility in the design of certain developments and establishing procedures for such approvals.

4. NEW BUSINESS

Item No. 1 – Case No. TA-03-01-10 – Public Hearing on the proposed text amendment to the Geary County Zoning Regulations regarding BZA approval of second home on rural property under hardship conditions.

The public hearing for the proposed text amendment to the Geary County Zoning Regulations concerning a process to consider allowing a manufactured home as a second home on a rural property with approval of the Board of Zoning Appeals.

Item No. 2 – Case No. FP-04-01-10 – Final Plat of Replat # 2 of Caroline’s Addition

Consideration of the request of John York, agent, on behalf of Kevin and Lafarris Risby, owners, for the replat of Lot 2, Block 1 of Caroline Addition. This property is located on the east side of Caroline and south of St. Marys Road.

RECESS AS METROPOLITAN PLANNING COMMISSION

CONVENE AS BOARD OF ZONING APPEALS

1. OLD BUSINESS

None.

2. NEW BUSINESS

Item No. 1 – Case No. BZACU-04-01-10 – Request for a Conditional Use Permit to allow placement of a manufactured home as a second home at 10402 Junction Road, Junction City, Kansas.

The public hearing on the application of Ralph E. Millard, owner, requesting a Conditional Use approval to place a manufactured home as a second dwelling on an existing home site due to a hardship situation at 10402 Junction Road, Junction City, Kansas.

Item No. 2 – Case No. BZACU-04-02-10 – Request for a Conditional Use Permit to allow a rock quarry on Boller Road, just north of I-70 and west of K-18.

The public hearing on the application of Greg Jueneman, agent, on behalf of Daniel Boller and Chad Blockcolsky, owners, requesting a Conditional Use approval to operate a rock quarry excavation site on Boller Road just north of I-70 and west of K-18, on a portion of Section 27, Township 11 South, Range 6 East, Geary County, Kansas.

ADJOURN AS BOARD OF ZONING APPEALS

RECONVENE AS METROPOLITAN PLANNING COMMISSION

5. GENERAL DISCUSSION

6. ADJOURNMENT

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UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC Work Session	April 15
Cut-off date for MPC public hearing in <u>May</u>	April 16
Cut-off date for Plat consideration in <u>May</u>	April 23
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	May 03
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	May 04
Next regularly scheduled MPC/BZA meeting	May 13