

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

AGENDA

**March 11, 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 January 14, 2010, meeting and the February 11, 2010, meeting.

3. OLD BUSINESS

Item No. 1 – Planning Study Report – Students from KSU.

Representatives from the KSU Student Study Group will make a presentation on the downtown study project.

Item No. 2 – Continued Public Hearing on Case TA-01-01-10 – Public Hearing on the proposed text amendment to the City Zoning Regulations regarding the requirements for approval of communication towers.

The continued public hearing to amend the City Zoning Regulations to require a Special Use Permit for the placement of new communication towers, including certain performance standards for the same.

Item No. 3 – 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.

Item No. 4 – Case FP-01-01-10 – Reconsideration of Final Plat of Goff Addition, located immediately south of Laurel Canyon Addition, Geary County, Kansas.

This is the reconsideration of the request of Kaw Valley Engineering, Inc., applicant, on behalf of James Goff and Tim C. Schaller, owners, for approval of the Final Plat of Goff Addition to Geary County, Kansas, said property being generally located on the south side of Canyon Road and immediately south of the Laurel Canyon Addition.

4. NEW BUSINESS

None.

RECESS AS METROPOLITAN PLANNING COMMISSION

CONVENE AS BOARD OF ZONING APPEALS

1. OLD BUSINESS

Item No. 1 – Case No. BZACU-10-01-09 – Request for a Conditional Use Permit to allow a Day Care Home at 2420 Deer Trail.

Continuation of a public hearing on the request of Nicole Buckwalter, owner, for a Conditional Use Permit to allow the operation of a Licensed Day Care Home for not more than 10 children at 2420 Deer Trail, Junction City, Kansas. This case has been withdrawn because of the amendments made regarding day care operations.

2. NEW BUSINESS

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	March 18
Next regularly scheduled MPC/BZA meeting	April 08
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	April 05
Next regularly scheduled City Commission Meeting	April 06

(Following 14-Day Protest Period)

Cut-off date for MPC public hearing in April

Cut-off date for Plat consideration in April

March 12

March 19