

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

AGENDA

February 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.

3. OLD BUSINESS

Item No. 1 – Continued Public Hearing on Case VC-11-01-09 - Consideration of petition to vacate the platted drainage easement on property located in the I-70 Industrial Park.

The continued public hearing on the petition of Tom Silovsky, owner, praying for the vacation of a drainage easement on Lot 1, Block A, a Replat of Lots 1, 2 and 3, Block A, I-70 Industrial Park North Addition to Junction City, Geary County, Kansas.

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. 2 – 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

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.

2. NEW BUSINESS

Item No. 1 – Case No. BZACU-02-01-10 - Request for a Conditional Use Permit to allow a Portable Toilet Business to operate at 1725 Walker Road, Milford, Kansas, as filed by Johnson's Portable Toilet Service.

A public hearing on the request of General Johnson, agent and owner of Johnson's Portable Toilet Service, on behalf of Harvey Deatherage, property owner, for a Conditional Use Permit to allow the operation of portable toilet business at 1725 Walker Road, Milford, Kansas.

Item No. 2 – Case No. BZAV-02-01-10 - Request for a variance in the off-street parking requirements for property at the northeast corner of 1st and Washington.

A public hearing on the request of Gery Schoenrock on behalf of Schoenrock Investments, Inc., owner, for a variance in the off-street parking requirements for commercial use on property at the northeast corner of 1st and Washington, Junction City, Kansas, and replace the off-street parking needs by installing parking within the public right-of-way on the adjacent street frontages.

ADJOURN AS BOARD OF ZONING APPEALS

RECONVENE AS METROPOLITAN PLANNING COMMISSION

5. GENERAL DISCUSSION

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

Representatives from the KSU Student Study Group will be present to review the project and discuss the scope of the effort.

6. ADJOURNMENT

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UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC Work Session	Feb. 18
Next regularly scheduled MPC/BZA meeting	March 11
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	March 08
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	March 16
Cut-off date for MPC public hearing in <u>March</u>	Feb. 12
Cut-off date for Plat consideration in <u>March</u>	Feb. 19