

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

AGENDA

January 14, 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 November 19, 2009, and the December 10, 2009 meetings.

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.

4. NEW BUSINESS

Item No. 1 – Public Hearing on Case Z-01-01-10 – Public Hearing on request of MPC for clarification on development requirements under the Planned Development District Final Development Plan for Olivia Farms.

A public hearing, on motion by the Metropolitan Planning Commission, to clarify the development requirements regarding garages and/or enclosed storage buildings for certain properties in the Olivia Farms Planned Development District north of Rucker Road and west of US 77 Highway.

Item No. 2 – Public Hearing on Case TA-01-01-10 – Public Hearing on the proposed text amendment to the County Zoning Regulations regarding requirements for contractor construction and storage yards, and proposed text amendments both the City and County Zoning Regulations regarding the requirements for approval of communication towers.

A public hearing, on motion of the Metropolitan Planning Commission, to consider amending the County Zoning Regulations to require a Special Use Permit for the placement of a contractor's construction and storage yard, and to amend the City and County 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 - Public Hearing on Case TA-01-02-10 – Public Hearing on the proposed text amendment to both the City and County Zoning Regulations regarding the requirements for approval of day care operations.

A public hearing, on motion of the Metropolitan Planning Commission, to consider amending the City and County Zoning Regulations concerning the manner in which day care operations are permitted, including certain performance standards for the same.

Item No. 4 – 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.

A 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. 5 – Case FP-01-01-10 – Final Plat of Goff Addition, located immediately south of Laurel Canyon Addition, Geary County, Kansas.

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.

RECESS AS METROPOLITAN PLANNING COMMISSION

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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-1001-10 - Request for a Conditional Use Permit to allow a Drinking Establishment and Restaurant, and a Fitness Center on property at 1301 West 8th Street, the former Junction City Country Club.

A public hearing on the request of Leon Osbourn, agent and member, and JCCC, LLC, owner, for a Conditional Use Permit to allow the operation of drinking establishment and restaurant and a fitness center at 1301 West 8th Street, Junction City, Kansas, which is the former Junction City Country Club.

ADJOURN AS BOARD OF ZONING APPEALS

RECONVENE AS METROPOLITAN PLANNING COMMISSION

5. GENERAL DISCUSSION

Item No. 1 – Meeting schedule for update to Geary County Regulations.

Review and confirm the meeting schedule for the work sessions on the update to the Zoning and Subdivision Regulations and the Sanitation Code for Geary County.

Item No. 2 – Planning Study Review – Students from KSU.

The Planning Study through the Community and Regional Planning Masters Program at Kansas State University is ready to begin. Representatives from the group, including Professor Keller, will be present to review the project and discuss the scope of the effort. This project will be completed by the end of the Spring semester.

6. ADJOURNMENT

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UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC Work Session	Jan. 21
Next regularly scheduled MPC/BZA meeting	Feb. 11
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	Feb. 08
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	Feb. 16
Cut-off date for MPC public hearing in <u>February</u>	Jan. 15
Cut-off date for Plat consideration in <u>February</u>	Jan. 23