

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

**AGENDA**

**December 10, 2009  
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 meeting.

**3. OLD BUSINESS**

**Item No. 1 – Revised draft proposal for Manufactured Home Code for Geary County.**

Overview of the revised draft proposed Manufactured Home Code for Geary County, Kansas.

**Item No. 2 – Discussion on Zoning Regulation amendment for Day Care Operations.**

The proposed amendment language and other standards for approval for Family Day Care Home operations in both the City and County will be presented for initial review and potential action to set public hearing for formal amendment to the City and County Zoning Regulations.

**Item No. 3 – Discussion on Zoning Regulation amendment for new Duplex Residential Development District.**

The proposed amendment language for the proposed overlay district for development standards in duplex areas will be presented for initial review and potential action to set public hearing for formal amendment to the City Zoning Regulations.

#### **4. NEW BUSINESS**

**Item No. 1 – 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.**

A 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 – Public Hearing on Case VC-12-01-09 - Consideration of petition to vacate the platted utility easement on property located between 1320 Meadowbrooke Lane and 1326 Meadowbrooke Lane.**

A public hearing on the joint petition of Christopher Adkins, owner, and Andrew King, owner, praying for the vacation of a 16' platted utility easement on between Lot 4 and Lot 5, Block 15, Spring Valley Addition Unit No. 2 to Junction City, Geary County, Kansas and located between 1320 Meadowbrooke Lane and 1326 Meadowbrooke Lane.

**Item No. 3- Public Hearing on Case Z-12-01-09 – Request to rezone property at 730 W 7<sup>th</sup> Street, from “CSP” to “CS”.**

A public hearing on the request of Benjamin Niedzwiecki, owner, to rezone property at 730 W 7<sup>th</sup> Street, from “CSP” Special Commercial District to “CS” Service Commercial District.

#### **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-12-01-09 – Request for a Conditional Use Permit to allow a Day Care Home at 323 West 9<sup>th</sup> Street.**

A public hearing on the request of Erika Macaluso, owner, for a Conditional Use Permit to allow the operation of a Licensed Day Care Home for not more than 10 children at 323 West 9<sup>th</sup> Street, Junction City, Kansas.

#### **ADJOURN AS BOARD OF ZONING APPEALS**

## RECONVENE AS METROPOLITAN PLANNING COMMISSION

### 5. GENERAL DISCUSSION

#### Item No. 1 – Schedule Meetings for update to Geary County Regulations.

Set 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 – Discussion on amendments to Geary County Regulations.

Discussion on possible amendments to the Geary County Zoning Regulations that moves a contractor's yard and the siting of new communication towers to the "AG" District with a Special Use Permit, which requires a public hearing by the MPC and final decision by the County Commission. This will take an amendment to the regulations, which starts with a vote to set the public hearing at the next meeting.

#### Item No. 3 – Project with KSU Students.

Staff has made contact with the Masters in Community and Regional Planning professors at Kansas State University regarding a student project for Junction City and Geary County during the spring semester. Discussion needs to be had regarding the scope of the work and how that will fit into the overall work program.

### 6. ADJOURNMENT

-0-

#### UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC/BZA meeting	Jan 14
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	Jan 04
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	Jan 05
Cut-off date for MPC public hearing in <u>January</u>	Dec 18
Cut-off date for Plat consideration in <u>January</u>	Dec. 23