

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

AGENDA

October 8, 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 July 9, 2009, meeting.
Consideration of the minutes of the August 20, 2009, meeting.
Consideration of the minutes of the September 10, 2009, meeting.

3. OLD BUSINESS

Item No. 1 – Case No. Z-8-2-09 - Consideration of amendment to the Planned Development District Final Development Plan for a portion of Olivia Farms.

Continuation of a public hearing on the request of Paul Werner Architects & Landplan Engineering, P.A., applicants, on behalf of the owner/developer, Fort Development, LLC, for an amendment to the Final Development Plan for a portion of the Planned Development District at Olivia Farms located immediately north of Rucker Road and east of Fort Avenue.

Item No. 2 – Case No. FP-8-1-09, a replat of the portion of Olivia Farms covered by this zoning case to be named Olivia Farms 4th Addition.

Continuation of the replat of the area included in the above case, to be named Olivia Farms 4th Addition.

Item No. 3 – Case No. TA-9-1-09 - Proposed Text Amendments to Junction City Zoning Regulations.

Continuation of the public hearing on the proposed text amendment to the Junction City Zoning Regulations concerning minimum parking space requirements for multiple-family residential developments.

Item No. 4 – Consideration of Bylaws for the Metropolitan Planning Commission.

4. NEW BUSINESS

Item No. 1 – Case No. VC-10-1-09 - Consideration of petition to Vacate the platted building setback line on property at 1411 Settgast Circle.

A public hearing on the petition of Don R. Moore, owner, praying for the vacation of the building setback line on Lot 7, Block 8, Lawndale Plaza Replat No. 1, a subdivision in Junction City, Kansas, generally located east of Westwood Boulevard and south of Settgast Circle.

RECESS AS METROPOLITAN PLANNING COMMISSION

CONVENE AS BOARD OF ZONING APPEALS

1. NEW BUSINESS

Item No. 1 – Public Hearing on Case No. BZAV-10-1-09 – Request to grant variance in the setbacks for an attached garage on property at 1411 Settgast Circle.

A public hearing on the request of Don R. Moore, owner, for a variance in the setback requirements on Lot 7, Block 8, Lawndale Plaza Replat No. 1, a subdivision in Junction City, Kansas, generally located east of Westwood Boulevard and south of Settgast Circle. This is to allow the construction of an addition onto the garage.

Item No. 2 – Case No. BZACU-10-1-09 – Request for a Conditional Use Permit to allow a Day Care Home at 2420 Deer Trail

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 her home at 2420 Deer Trail, Junction City, Kansas.

ADJOURN AS BOARD OF ZONING APPEALS

RECONVENE AS METROPOLITAN PLANNING COMMISSION

5. GENERAL DISCUSSION

Item No. 1 – Draft proposal for Manufactured Home Code for Geary County

Discussion on the draft proposed Manufactured Home Code for Geary County, Kansas, as present by staff and submitted for discussion to the Board of County Commissioners.

Item No. 2 – Set Date for Work Session/Kick-off Meeting on Update of Regulations for County

Discussion on setting the Kick-off Meeting on the update to the Geary County Zoning and Subdivision Regulations as a work session; tentatively targeted for October 22, 2009, at the Geary County Health Department meeting room at 7:00 p.m. Need to identify “stakeholders” for invitation to meeting, as well as understanding the format and approach to this meeting.

Item No. 3 – Discussion on Zoning Regulation requirements for Day Care operations.

The manner in which day care operations are addressed within the Zoning Regulations has developed into a rather complicated issue. Staff has initiated contact with the Army regarding the standards and requirements the military places on these operations and we anticipate a meeting with all interested parties, including the Health Department soon. This may result in subsequent revisions to the regulations. We seek input from the MPC at this early stage to assure we are all included in the discussions.

6. ADJOURNMENT

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UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC/BZA meeting	Nov. 12
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	Nov. 2
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	Nov. 3
Cut-off date for MPC public hearing in <u>November</u>	Oct 16
Cut-off date for Plat consideration in <u>November</u>	Oct. 28
Tentative Kick-off Work Session on Regulation Update	Oct. 22