

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

**AGENDA**

**September 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 August 20, 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 and consideration of Case No. FP-8-1-09, a replat of the portion of Olivia Farms covered by this zoning case to be named Olivia Farms 4<sup>th</sup> Addition.**

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, and the replat of the same area to be named Olivia Farms 4<sup>th</sup> Addition.

**4. NEW BUSINESS**

**Item No. 1 – Case No. VC-9-1-09 - Consideration of petition to Vacate the plat of Winchester Estates.**

A public hearing on the petition of Steve Krajkoski praying for the vacation of Winchester Estates, a subdivision in Geary County, Kansas, generally located between Dietrich Road and Milford Lake Road and between Old Highway 40 and I-70.

**Item No. 2 – Case No. VC-9-2-09 - Consideration of petition to Vacate a building setback line on two lots in Moske Addition to Cedar Estates.**

A public hearing on the petition of Ian and Kimberly Mann, owners, praying for the vacation of the building setback line of two lots in Moske Addition to Cedar Estates, a subdivision in Geary County, Kansas, generally located west of US 77 and south of Cedar Road.

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

A public hearing on a proposed text amendment to the Junction City Zoning Regulations concerning minimum parking space requirements for multiple-family residential developments. The proposed amendment was initiated by staff and set for public hearing by motion of the City Commission.

**RECESS AS METROPOLITAN PLANNING COMMISSION**

**CONVENE AS BOARD OF ZONING APPEALS**

**1. OLD BUSINESS**

**Item No. 1 – Public Hearing on Case No. BZAV-9-1-09.**

Request of Ian and Kimberly Mann, owners, for a variance from the front yard setback requirements for an accessory garage on property located at 11101 Cedar Cove, Milford, Kansas.

**ADJOURN AS BOARD OF ZONING APPEALS**

**RECONVENE AS METROPOLITAN PLANNING COMMISSION**

**5. GENERAL DISCUSSION**

**6. ADJOURNMENT**

-0-

**UPCOMING IMPORTANT DATES**

<b>ITEM</b>	<b>DATE</b>
Next regularly scheduled MPC/BZA meeting	Oct. 8
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	Oct. 5
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	Oct. 6
Cut-off date for MPC public hearing in <u>October</u>	Sept. 11
Cut-off date for Plat consideration in <u>October</u>	Sept. 23