

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

AGENDA

**August 20, 2009
Rescheduled from August 13, 2009 Due to Publication Errors
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.

3. OLD BUSINESS

Item No. 1 – Public Hearing on Case No. Z-6-2-09. (WITHDRAWN)

Request of Todd Godfrey, contract buyer, and Johnson Family Acquisitions, Inc., owner, to rezone property at 1301 West 8th Street, from “RS” Suburban Residential to “CS” Service Commercial. **(NOTE:** This case has been formally withdrawn by applicant/contract buyer. See attached letter.)

Item No. 2 – Public Hearing on Case No. Z-8-1-09 (formerly Case No. Z-6-1-09.)

A public hearing on the request of Mike Harris, contract buyer, and Patsy Zeik, owner, to rezone property at 7326 Laurel Canyon Road, from “CR” Restricted Commercial (non County Zone) to “CG” General Commercial.

Item No. 3 – Case No. FDP-7-1-09 and Case No. FP-7-2-09 - Consideration of the Final Development Plan for the Planned Development District at Olivia Farms, and the replat of two blocks within Olivia Farms in conformance with the revised Final Development Plan.

Request of Landplan Engineering, P.A., applicant, on behalf of the owner/developer, Fort Development, LLC, for the approval of the Final Development Plan for a portion of the Planned Development District at Olivia Farms and the replat of two blocks (Blocks Six and Seven) of Olivia Farms to Olivia Farms 3rd Addition in order to allow the property to be developed in accordance with the intent of the Final Development Plan.

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

4. NEW 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 4th Addition.

A public hearing on the request of Paul Werner Architects & Landplan Engineering, P.A., 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 4th Addition.

Item No. 2 – Case No. FP-8-2-09 – Final Plat of McConnell Addition.

Request of Kaw Valley Engineering, Inc., applicant, on behalf of Unified School District 475 owner, for approval of the Final Plat of McConnell Addition to Junction City, Kansas, said property being generally located at 1725 Old Highway 40. The plat is to allow the construction of additional buildings on the property by the School District. The land is presently unplatted and, as required by the Subdivision Regulations, must be platted in order for a building permit to be issued.

Item No. 3 – Case No. TA-8-1-09 - Proposed Text Amendments to Junction City Zoning Regulations.

A public hearing on two proposed text amendments to the Junction City Zoning Regulations concerning the separation distance between accessory buildings and the principal building on the same lot, and concerning limitations on access to streets and public ways from parking areas. The proposed amendments were initiated by staff and set for public hearing by motion of the Metropolitan Planning Commission.

Item No. 3 – Proposed Interlocal Cooperation Agreement - KDOT

The US-77/K-18 Corridor Study has been completed and KDOT now wishes to implement the Plan through the Interlocal Cooperation Agreement proposed. The MPC is asked to review and comment on the Agreement. The Agreement will be forwarded to the respective governing bodies for execution in the near future.

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1. OLD BUSINESS

Item No. 1 – Public Hearing on Case No. BZAV-8-1-09 (formerly Case No. Z-6-1-09.)

Request of Kazuko Barksdale, owner, and Larry Rexrode, contract buyer, for a variance from the minimum lot size requirements for property located at 116 East 16th Street, Junction City, Kansas.

2. NEW BUSINESS

Item No. 1 – Public Hearing on Case No. BZAV-8-2-09.

Request of Michael and Kim Wagenblast, owners, for a variance from the front yard setback requirements for an accessory garage on property located at 10100 Quarry Road, Milford, Kansas.

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5. GENERAL DISCUSSION

6. ADJOURNMENT

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UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC/BZA meeting	Sept. 10
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	Sept. 15
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	Sept. 14
Cut-off date for MPC public hearing in <u>September</u>	Aug. 14
Cut-off date for Plat consideration in <u>September</u>	Aug. 26