

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

AGENDA

**July 9, 2009
7:00 p.m.**

1. CALL TO ORDER & ROLL CALL.

Brandon Dibben
Maureen Gustafson
Ken Mortenson
John Moyer
Mike Ryan
Mike Steinfort
Rick Ziegler

2. APPROVAL OF MINUTES.

Consideration of the minutes of the June 11, 2009, meeting.

3. OLD BUSINESS

ITEM NO. 1 – Continuation Public Hearing on Case No. Z-6-1-09.

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. (**NOTE:** Is being withdrawn by staff due to procedural error in notification. Will be resubmitted at later date.)

ITEM NO. 2 – Continuation Public Hearing on Case No. Z-6-2-09.

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:** To be continued due to lack of new information from applicants on ownership issue as required by MPC.)

ITEM NO. 3 – Consideration of Bylaws for the Metropolitan Planning Commission.

4. NEW BUSINESS

ITEM NO. 1 – Consideration of Preliminary and Final Plat for Pfizenmaier Addition.

Request of Silver Star No. 5, Inc, Gary D. Junghans, President, owner, for the platting of the land generally at the northeast corner of 14th Street and Jackson. The intent is for the platted lots to be used by Self Help Housing.

ITEM NO. 2 – 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.

The applicant, Landplan Engineering, P.A., on behalf of the owner/developer, Fort Development, LLC, is requesting 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 in order to allow the property to be developed in accordance with the intent of the Final Development Plan.

ITEM NO. 3 – Proposed Text Amendments to Junction City Zoning Regulations.

The staff is present a couple of proposed amendments to the existing Junction City Zoning Regulations. These are intended to remove some language that, if fully enforced, would cause significant hardship on many existing properties within the community.

5. GENERAL DISCUSSION

6. ADJOURNMENT

-0-

UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC/BZA meeting	Aug. 13
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	Aug. 3
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	Aug. 4
Cut-off date for MPC public hearing in <u>August</u>	July 17
Cut-off date for Plat consideration in <u>August</u>	July 29