

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

AGENDA

**October 13, 2011
7:00 p.m.**

1. CALL TO ORDER & ROLL CALL

Brandon Dibben
Maureen Gustafson
Ken Mortensen
John Moyer
Mike Ryan
Mike Steinfort
Mike Watson

2. APPROVAL OF MINUTES

Consideration of the minutes of the September 8, 2011, meeting.

3. OLD BUSINESS - None

4. NEW BUSINESS

Item No. 1 – Case No. SUP-10-01-11 – Public hearing on the application for a Special Use Permit to install a 130-foot monopole communications tower on property northeast of the intersection of K-244 and K-244 Spur in Geary County, Kansas.

The application of SSC, Inc., agent, for Verizon Wireless, lessee, on behalf of Kenneth C. Goreham, owner, requesting a Special Use Permit to install a communications tower on property in the south half of the southwest quarter of Section 29, Township 11 South, Range 5 East of the 6th Prime Meridian, Geary County, Kansas, located northeast of the intersection of K-244 and K-244 Spur.

Item No. 2 – Case No. Z-10-01-11 - Public hearing to rezone property located in the southwest quarter of the northwest quarter of Section 10, Township 12 South, Range 5 East of the 6th Prime Meridian, Junction City, Geary County, Kansas.

The application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting to rezone from “A” Agricultural District to “RS” Suburban Residential District, a portion of the property located in the SW1/4 of the NW1/4 of S10-T12S-R5E of the 6th PM, Junction City, Geary County, Kansas, generally located on the east side of Spring Valley Road and north of Ponca Drive (11.43 ac m/l).

Item No. 3 – Case No. PP-10-01-11 – Preliminary Plat for Quarry Oaks Addition Unit No. 1 (RMD Investments/KVE)

The application of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting preliminary plat approval for development of a portion of the property located in the SW1/4 of the NW1/4 of S10-T12S-R5E of the 6th PM, Junction City, Geary County, Kansas, generally located on the east side of Spring Valley Road and north of Ponca Drive (11.43 ac m/l).

RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS

5. OLD BUSINESS – None

6. NEW BUSINESS

Item No. 1 – Case No. BZAV-10-01-11 – Public hearing on the application for Variance at 1208 Highland Drive, Junction City, Kansas.

The application of Sisenando Padilla, owner, requesting a variance to decrease the side yard setback along the west property line at 1208 Highland Drive, Junction City, Kansas, to allow existing detached building.

Item No. 2 - Case No. BZACU-10-01-11 – Public hearing on the application for a Conditional Use Permit to establish a Group Day Care Home at 918 Sunrise Hill Drive, Junction City, Kansas.

The application of Barbara Bartosik and April Horton, owners, requesting a Conditional Use Permit to conduct a Group Day Care Home for not more than twelve (12) children at 918 Sunrise Hill Drive, Junction City, Kansas.

Item No. 3 – Case No. BZACU-10-02-11 – Public hearing on the application for a Conditional Use Permit for mini-storage at 1613 South Spring Valley Road, Junction City, Kansas. (TO BE WITHDRAWN DUE TO NEW INFORMATION)

The application of Larry Smith, contract buyer and agent, for Strauss Farms, Inc., owner, for a Conditional Use Permit to construct a mini-storage facility in the “CG” General Commercial District at 1613 South Spring Valley Road, Junction City, Kansas (northwest corner at the intersection of Strauss Boulevard and Spring Valley Road). (NOTE: The property is actually zoned “CN” Neighborhood Commercial but is incorrectly shown as “CG” on Zoning Maps.)

ADJOURN AS BOARD OF ZONING APPEALS AND RECONVENE AS METROPOLITAN PLANNING COMMISSION

Item No. 4 – TA-10-01-11 – Public hearing on proposed update to the Zoning and Subdivision Regulations for Geary County, Kansas.

Consideration of proposed updated Geary County Zoning and Subdivision Regulations and new Zoning District Boundary Map for the unincorporated portion of Geary County, Kansas.

7. GENERAL DISCUSSION

6. ADJOURNMENT

UPCOMING IMPORTANT DATES

ITEM	DATE
Next regularly scheduled MPC/BZA meeting	November 10
Cut-off date for MPC public hearing in November	October 14
Cut-off date for Plat consideration in November	October 21
Protest Period from This Meeting Ends	October 27
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	November 7
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	November 15