

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

**AGENDA**

December 8, 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 November 10, 2011, meeting.

**3. OLD BUSINESS**

**Item No. 1 – Case No. SUP-11-01-11 - Public hearing for a Special Use Permit to install a parking lot at J-Hill Road and Smokey Lane, Geary County, Kansas.**

The application of Carl Corey, agent, for Harold Glessner, owner, requesting a Special Use Permit to install a parking lot near Corey's Country Corral at the intersection of J-Hill Road and Smokey Lane, Geary County, Kansas. Applicant has requested this item be tabled until the February 2012 meeting.

**4. NEW BUSINESS**

**Item No. 1 – Case No. FP-12-01-11 – Final Plat for Norman White Addition, Replat of Lots 16 through 23, Block 1, Callen's Addition to the City of Junction City, Kansas.**

This is the request of Flint Hills Land Surveying, agent, on behalf of the University National Bank of Lawrence, Kansas, owner, for the final plat approval for the Norman White Addition, a replat of Lots 16 through 23 of Block 1 in Callen's Addition, located at the southeast corner of 13<sup>th</sup> Street and Madison Avenue.

**Item No. 2 – Consideration of request for Finding of Consistency with the Comprehensive Plan for the amended Development Plan for the Golden Belt Tax Increment Financing (TIF) District.**

This is the request for the finding of consistency of the revised development plan for the Golden Belt Tax Increment Financing (TIF) District on the east side of US 77 Highway between I-70 and Golden Belt Boulevard. The original development plan called for a shopping facility and the amended plan is for an auto sales facility.

**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-12-01-11 – Public hearing for a Variance to decrease street yard setback along Madison Avenue for property located at 333 West 13<sup>th</sup> Street, Junction City, Kansas.**

The application of Daniel Pfizenmaier, Director of Self Help Housing, agent, on behalf of LaTaisha Shumpert, contract buyer, and University National Bank of Lawrence, Kansas, owner, requesting a variance to decrease the Madison Street setback for property located at 333 West 13<sup>th</sup> Street, Junction City, Kansas, to allow a home construction.

**Item No. 2 – Case No. BZACU-12-01-11 – Public hearing for Conditional Use Permit to operate a Day Care Home in the “RG” General Residential District at 415 South Clay, Junction City, Kansas.**

The application of Bienvenida Copas, owner, requesting a Conditional Use Permit to conduct a Day Care Home for not more than ten (10) children at 415 South Clay, Junction City, Kansas.

**Item No. 3 – Case No. BZACU-12-02-11 – Public hearing for Conditional Use Permit to reestablish the mining of rock in the “A” Agricultural District on a parcel of land in the Southeast Quarter of Section 27, Township 11 South, Range 7 East, Geary County, Kansas.**

The application of Greg Jueneman, agent, for Daniel Boller, owner, requesting a Conditional Use Permit to reestablish the mining of rock in the “A” Agricultural District, on property located North of I-70 Highway and West of K-18 By-Pass Highway on a parcel of land in the Southeast Quarter of Section 27, Township 11 South, Range 6 East of the 6<sup>th</sup> Prime Meridian, Geary County, Kansas.

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

**7. GENERAL DISCUSSION**

**8. ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

<b>ITEM</b>	<b>DATE</b>
Next regularly scheduled MPC/BZA meeting	January 12, 2012
Cut-off date for MPC public hearing in December	December 16, 2011
Cut-off date for Plat consideration in December	December 23, 2011
Protest Period from This Meeting Ends	January 26, 2012
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	February 6, 2012
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	February 7, 2012