

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

**AGENDA**

July 12, 2012  
7:00 p.m.

**1. CALL TO ORDER & ROLL CALL**

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

**2. SEATING OF NEW BOARD MEMBER AND ACKNOWLEDGEMENT OF REAPPOINTMENT OF OTHER BOARD MEMBERS – OATH OF OFFICE**

**3. ELECTION OF OFFICERS**

**4. APPROVAL OF MINUTES – Consideration of the May 10, 2012, minutes.**

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**Item No. 1 – Case No. FP-07-01-12 – Final Plat for Alexander Addition, to the City of Junction City, Kansas.**

This is the request of Kaw Valley Engineering, agent, on behalf of Out West Investments, LLC, owner, requesting final plat approval for Alexander Addition, being a 6.5 acre tract with an existing house located along McFarland Road and south of the old golf course property.

**Item No. 2 – Case No. FP-07-02-12 – Final Plat for the Replat of Lot 1, Block 1, Stone Ridge Manor Addition, to the City of Junction City, Kansas.**

This is the request of Kaw Valley Engineering, agent, on behalf Scott Johnson, owner, requesting final plat approval for the replat of Stone Ridge Manor Addition, located south of Highway K-18 at Stone Ridge Drive.

**Item No. 3 – Case No. TA-07-01-12 – Public Hearing to consider an amendment to the Junction City and Geary County Zoning Regulations.**

This is an application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations and the Geary County Zoning Regulations concerning the range of permitted home occupations and relative performance standards.

**BOARD OF ZONING APPEALS – No business Items**

**7. GENERAL DISCUSSION**

**Item No. 1 – Overview of Community Survey Results – Future Work**

A brief overview of the results from the 2012 Junction City/Geary County Community Survey and a preview of the potential work in the coming months on the Comprehensive Plan.

**Item No. 2 – Zoning Regulations – Churches and Schools**

The Metropolitan Planning Commission requested discussion of this item further before considering a possible zoning text amendment.

**Item No. 3 – Proposed Rezoning of Commercial Land Used Residentially**

The city has received a building permit for a new home at the northwest corner of 11<sup>th</sup> and Franklin Streets. This area is currently zoned commercial prohibiting the issuance of the permit. There are numerous residential homes in the area generally bounded by Franklin on the east, 12<sup>th</sup> Street on the north, 10<sup>th</sup> Street on the south, and the alley east of Washington Street on the west that are legal non-conforming uses. Staff is recommending that the MPC consider setting a public hearing for August to rezone the residentially-used properties in this area.

**8. ADJOURNMENT**

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	<b>UPCOMING IMPORTANT DATES</b>	
<b>ITEM</b>		<b>DATE</b>
Next regularly scheduled MPC/BZA meeting		<b>August 9, 2012</b>
Cut-off date for MPC public hearing in August		<b>July 13, 2012</b>
Cut-off date for Plat consideration in August		<b>July 20, 2012</b>
Protest Period from This Meeting Ends		<b>July 26, 2012</b>
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)		<b>August 6, 2012</b>
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)		<b>August 7, 2012</b>