

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

**AGENDA**

**August 9, 2012  
7:00 p.m.**

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

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

**2. APPROVAL OF MINUTES** – Consideration of the July 12, 2012, minutes.

**3. OLD 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. This item is continued from the July, 2012, meeting.

**Item No. 2 – Case No. TA-07-01-12 – Public Hearing to consider an amendment to the Junction City Zoning Regulations.**

Public Hearing on the application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations concerning the range of permitted home occupations and relative performance standards. This public hearing is continued from the July, 2012, meeting.

**4. NEW BUSINESS**

**Item No. 1 – Case No. Z-08-01-12 – Public Hearing to rezone property from “CSR” Service Commercial Restricted District and “CCS” Central Commercial Special District to “RM” Multiple Family Residential District.**

This is the application of the Metropolitan Planning Commission to rezone from “CSR” Service Commercial Restricted District and “CCS” Central Commercial Special District to “RM” Multiple Family Residential District the residential properties generally bounded by Franklin Street 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, Junction City, Kansas.

**RECESS AS THE METROPOLITAN PLANNING COMMISSION AND CONVENE AS THE BOARD OF ZONING APPEALS.**

**5. OLD BUSINESS - None.**

**6. NEW BUSINESS**

**Item No. 1 – Case No. BZAV-08-01-12 – Public Hearing to consider a variance to decrease street yard setback.**

This is an application submitted by Dan Pfizenmaier, Director of Self Help housing, agent, on behalf of Harold and Colin Glessner, owners, requesting a variance on the street yard setback along Franklin Street to allow for single-family home construction at 140 East 11<sup>th</sup> Street, Junction City, Kansas.

**Item No. 2 – Case No. BZAV-08-02-12 – Public Hearing to consider a variance to decrease front yard setback.**

This is an application submitted by James and Cynthia McCartney, owners, to decrease the front yard setback requirement to allow installation of a carport at 1909 West 17<sup>th</sup> Street, Junction City, Kansas.

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

**7. GENERAL DISCUSSION**

**Item No. 1 – Update on creation of MPO**

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

Discussion of possible amendments to the Junction City Zoning Regulations concerning the rules and regulations governing the establishment of churches and schools within the City. The Metropolitan Planning Commission requested other interested stakeholders be invited for further discussion of this item before considering a possible zoning text amendment.

**8. ADJOURNMENT**

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<b>UPCOMING IMPORTANT DATES</b>	
<b>ITEM</b>	<b>DATE</b>
Next regularly scheduled MPC/BZA meeting	September 20, 2012
Cut-off date for MPC public hearing in August	August 24, 2012
Cut-off date for Plat consideration in August	August 31, 2012
Protest Period from This Meeting Ends	October 4, 2012
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	October 15, 2012

MPC/BZA Agenda  
August 9, 2012

**Next regularly scheduled City Commission Meeting  
(Following 14-Day Protest Period)**

**October 16, 2012**