

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

MINUTES

June 9, 2011
7:00 P.M.

**Members
(Present)**

Brandon Dibben
Maureen Gustafson
Ken Mortensen
John Moyer
Mike Steinfort

**Members
(Absent)**

Mike Ryan
Rick Ziegler

Staff

David Yearout
Lisa Davies
Dennis Cox

Others

Larry Hicks
Florence Whitebread
Sheila Burdett
Mike Watson
Kate Watson

1. CALL TO ORDER AND ROLL CALL

Chairman Steinfort called the meeting to order at 7:00 p.m. and noted a quorum, present.

2. APPROVAL OF MINUTES

Commissioner Mortensen moved to approve the minutes of the May 12th meeting as presented. Commissioner Moyer seconded the motion and it passed unanimously.

3. OLD BUSINESS

Item No. 1 – Stakeholders meeting to Review Update to Geary County Zoning Regulations, Geary County Subdivision Regulations and Geary County Sanitation Code.

Chairman Steinfort asked staff to present the information regarding the proposed update to the Geary County Regulations.

Mr. Yearout handed out copies of information prepared showing general items addressed in the proposed Zoning and Subdivision Regulations. These were brief highlights of the proposed purpose of the changes and identified the significant changes to the approach to rural development standards from these two regulatory documents. In particular, Mr. Yearout noted the changes to the minimum lot size requirements for the Agricultural District (40 acres); the requirements for creation of new residential lots in the rural areas, particularly regarding lot sizes (1 to 3 acres) and the required improvements (public

water, paved roads, etc.). He additionally noted the proposed changes to Sanitation Code that allow the smaller lots sizes. Ms. Davies will address those.

Mr. Yearout then briefly reviewed the changes to the platting requirements and noted that the intent is to provide written standards for new road construction within the developments. These are being modeled on the format used by Dickinson County and being modified to match the requirements for Geary County. Mr. Cox was present to answer any questions regarding these issues.

Lisa Davies, Geary County Health Department, reviewed the general intent of the new Sanitation Code changes, including clarification regarding the requirements for the smaller lots that would be required to have the “enhanced” on-site wastewater systems. In short, this will be a requirement for the “aerated” tank with a traditional lateral system. Because of the requirement for “soil profiling” for the design of the discharge bed, this will provide greater flexibility in making decisions on the smaller lots, which matches the objective of allowing lots of smaller acreage to offset the costs associated with developing the property. She noted this approach had been discussed with the MPC in the past and no specific changes have been made other than to clarify the areas where this system will be required.

Ms. Davies then briefly reviewed the other changes in the Sanitation Code, particularly regarding nuisance abatements, swimming pool inspections, and general procedural issues that are intended to improve the process for all involved.

Dennis Cox, Geary County Public Works Director, acknowledged the intent to develop a written document regarding the requirements and standards to be used in new road construction in the county. He reviewed the general policy the County had adopted in the past regarding the mandate of paving of interior roads serving new residential developments and that no change was proposed in that policy. He stated he believed the proposal to allow lots down to 1 acre in size will greatly reduce to the objections previously made regarding the paving policy.

Kate Watson, resident from Milford Township, spoke briefly concerning support of the direction of the changes. She stated her primary concern dealt with proper notification of proposed changes and felt the new regulations provided adequate safeguards to help on that front.

Several comments from the MPC members dealt with clarifying issues regarding the overall intent of the changes and the desire to support the overall goal of allowing rural development to continue but under clearer standards and expectations of the type of development that will occur. County Commissioners Hicks and Whitebread were asked if they had any questions and both indicated they were present simply to observe.

There being no further discussion with those present, Chairman Steinfort asked for expected actions to be taken at this point. Mr. Yearout stated no specific action is needed at this time, but a public hearing date will need to be set in the future. He suggested targeting September in order to get past the summer months and before fall

harvesting issues become a problem. If that is acceptable, a motion of the MPC will be needed no later than the August meeting to set that hearing.

4. **NEW BUSINESS – None.**
5. **GENERAL DISCUSSION – None.**
6. **ADJOURNMENT**

There being no further business, Commissioner Moyer moved the meeting be adjourned. Commissioner Mortensen seconded the motion and it carried unanimously. Chairman Steinfort declared the meeting adjourned at 8:37 p.m..

PASSED AND APPROVED this _____ day of July, 2011.

Mike Steinfort, Chairman

ATTEST:

David L. Yearout, AICP, CFM, Secretary