

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

**AGENDA**

**August 8, 2013  
7:00 p.m.**

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

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

**2. APPROVAL OF MINUTES** – Consideration of the July 11, 2013, minutes.

**3. OLD BUSINESS**

**Item No. 1 – TA-01-01-13 – Continuation of Public Hearing to consider a Text Amendment to the Junction City Zoning Regulations.**

This is an application initiated by the Metropolitan Planning Commission to amend the Junction City Zoning Regulations relating to the keeping of animals. This case has been continued awaiting final action by the City Commission on other amendments to the City Code.

**4. NEW BUSINESS**

**Item No. 1 – Z-08-01-13 – Public Hearing to consider a request to rezone certain property from “RM” to “CSR”.**

This is the application of Sergio Torres, owner, to rezone certain property in the 200 Block of East 2<sup>nd</sup> Street and certain property in the 200 block of East 3<sup>rd</sup> Street, Junction City, Kansas, from “RM” Multiple Family Residential District to “CSR” Central Commercial Restricted District.

**Item No. 2 - Z-08-02-13 – Public Hearing to consider a request to rezone property from “IL” to “CCS”.**

This is the application of Vincent Spencer, agent, on behalf of Gale Cynova, owner, to rezone the property at 303 East 7<sup>th</sup> Street, Junction City, Kansas, from “IL” Light Industrial District to “CCS” Central Commercial Special District. **(This case was officially withdrawn on July 31, 2013. The case is closed.)**

**Item No. 3 – Z-08-03-13 – Public Hearing to consider a request to rezone certain property from “RM” to “CN”.**

This is the application of Beth Mathis, agent, for Jay & Cynthia Anderson, Wildhawk, LLC, and Michael & Teresa Ryan, owners, to rezone and plat properties located on the Southeast corner of Ash Street and St. Mary’s Street, Junction City, Kansas, from “RG” General Residential District to “CN” Neighborhood Commercial District. **(This case was officially withdrawn on July 24, 2013. The case is closed.)**

**Item No. 4 – GCCU-08-01-13 – Public Hearing to consider a request for a Conditional Use Permit for a rock quarry in Geary County.**

This is the application of Jim Didas, agent, on behalf of Scott Johnson, owner, seeking a Conditional Use Permit to reopen and operate a rock quarry on property located on the east side of Munson Road between Rucker Road and K-244 Highway, Junction City, Geary County, Kansas.

***BOARD OF ZONING APPEALS - Adjourn as the Metropolitan Planning Commission And Convene As The Board Of Zoning Appeals.***

**5. OLD BUSINESS – None**

**6. NEW BUSINESS**

**Item No. 1 – BZACU-08-01-13 – Public Hearing to consider a request for a Conditional Use Permit.**

This is the application of Cynthia Groth, agent, on behalf of Gery Schoenrock, owner, seeking a Conditional Use Permit to operate a dealership to sell motorized scooters on property located at 509 North Washington, Junction City, Kansas.

**Item No. 2 - BZAV-08-01-13 – Public Hearing to consider a Variance Request**

This is the application of Steve Struebing, agent, on behalf of UMA Hospitality Ventures, LLC, owner, requesting a variance from the maximum building height and off-street parking requirements in the “CSR” Service Commercial Restricted District for property located at 1039 South Washington, Junction City, Kansas.

***METROPOLITAN PLANNING COMMISSION – Adjourn as the Board Of Zoning Appeals and reconvene as the Metropolitan Planning Commission.***

**7. GENERAL DISCUSSION**

**Item No. 1 – Metropolitan Planning Organization Report**

**Item No. 2 – Comprehensive Plan Update Status**

**Item No. 3 – Presentation by Greg McCaffery, Municipal Service Director**

**Item No. 4 – Other Items**

**8. ADJOURNMENT**

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<b>ITEM</b>	<b>UPCOMING IMPORTANT DATES</b>	<b>DATE</b>
Next regularly scheduled MPC/BZA meeting		September 12, 2013
Cut-off date for MPC/BZA public hearing in September		August 16, 2013
Cut-off date for City Plat consideration in September		August 23, 2013
Protest Period from This Meeting Ends		August 22, 2013
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)		September 2, 2013
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)		September 3, 2013