

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

AGENDA

**November 14, 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 October 10, 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.

Item No. 2 – GCCU-08-01-13 – Continuation of 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. This case is continued from the last meeting at the applicant's request.

4. NEW BUSINESS

Item No. 1 – SUP-11-01-13 – Public Hearing to consider a request for a Special Use Permit to allow off-site storage of vehicles.

This is the application of Sergio Torres, owner, requesting a Special Use Permit to allow off-site storage of vehicles on property zoned "RM" Multiple Family Residential District at 220 and 224 East 2nd Street, Junction City, Kansas.

BOARD OF ZONING APPEALS ~ Recess as the Metropolitan Planning Commission and Convene as the Board of Zoning Appeals.

5. OLD BUSINESS - None

6. NEW BUSINESS ~ None

Item No. 1 – BZAV-11-01-13 – Public Hearing to consider a variance from the Junction City Zoning Regulations.

This is the application of Vic Davis, agent, on behalf of Heartland Management Group, owner, also known as Penwell-Gabel Funeral Home, requesting a variance from the minimum off-street parking requirements in the “CSR” Service Commercial Restricted District for property located at 203 North 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 – RDG Consultants

1. Review and confirmation of Development Principles
2. Junction City/Geary County Today: Existing Conditions
3. Discussion/Workshop: Opportunity Areas
4. Next Steps

Item No. 3 – Other Items

8. ADJOURNMENT

UPCOMING IMPORTANT DATES	
ITEM	DATE
Next regularly scheduled MPC/BZA meeting	December 12, 2013
Cut-off date for MPC/BZA public hearing in December	November 15, 2013
Cut-off date for City Plat consideration in December	November 22, 2013
Protest Period from This Meeting Ends	November 28, 2013
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	December 9, 2013
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	December 17, 2013