

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

AGENDA

December 12, 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 November 12, 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-12-01-13 – Public Hearing to consider a rezoning of certain property from County “SR” to City “RS”.

This is the application of Kaw Valley Engineering, agent, for Scott Johnson, owner, to rezone from “SR” County Suburban Residential District to “RS” City Suburban Residential District the property located at Stone Ridge Manor Addition Unit No. 2, in Geary County, Kansas, in anticipation of the annexation thereof.

Item No. 2 – FP-12-01-13 – Public Hearing to consider Final Plat (City and County).

This is the application of Kaw Valley Engineering, agent, for Scot Johnson, owner, to consider the Final Plat for Stone Ridge Manor Addition Unit No. 2 a Replat of a portion of Lot 1, Block 1, Stone Ridge Manor Addition and certain adjoining unplatted land in Geary County, Kansas. This property is located east of US-77 Highway and south of 8th Street by Stone Ridge Road.

Item No. 3 – FP-12-02-13 – Consideration of Final Plat (City).

This is the application of Kaw Valley Engineering, agent, for Hobby Lobby Stores, Inc., owner, to consider the final plat for Caroline Addition, a Replat of Lot 1, Block 1, R.M. Johnson Addition Unit No. 2, Junction City, Kansas. This property is located east of US-77 Highway and west of Caroline Avenue between Ash Street and McFarland Road.

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**

Item No. 1 – BZASE-12-01-13 – Public hearing to consider a Special Exception from the Geary County Zoning Regulations.

This is the application of James Goff, owner, requesting a Special Exception from the Geary County Zoning Regulations to allow construction of an accessory structure in excess of the allowable 900 square feet, at 2717 Meadowlark Drive, Milford, Geary County, Kansas.

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

5. **GENERAL DISCUSSION**

Item No. 1 – Metropolitan Planning Organization Report

Item No. 2 – Comprehensive Plan Update Status

Item No. 3 – Other Items

6. **ADJOURNMENT**

ITEM	UPCOMING IMPORTANT DATES	DATE
Next regularly scheduled MPC/BZA meeting		January 9, 2014
Cut-off date for MPC/BZA public hearing in January 2014		December 13, 2013
Cut-off date for City Plat consideration in December		December 20, 2013
Protest Period from This Meeting Ends		December 26, 2013
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)		January 6, 2014
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)		January 7, 2014

