

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

AGENDA

**July 14, 2011
7:00 p.m.**

1. CALL TO ORDER & ROLL CALL

Brandon Dibben
Maureen Gustafson
Ken Mortensen
John Moyer
Mike Ryan
Mike Steinfort
Rick Ziegler

2. APPROVAL OF MINUTES

Consideration of the minutes of the June 9, 2011, meeting.

3. OLD BUSINESS

None.

4. NEW BUSINESS

Item No. 1 - Case No. SUP-07-01-11 – Public hearing on the application for a Special Use Permit to allow a residential use.

The application of Trinidad and Margaret Maldonado, owners, requesting a Special Use Permit to allow a residential use in a portion of a building in the “CG” General Commercial District on property at 2210 Prospect Circle, Junction City, Kansas.

Item No. 2 - Case No. SUP-07-02-11 – Public hearing on the application for Special Use Permit to install a communications tower.

The application of Mike Douchant, Dolan Realty Advisors, agent for Verizon Wireless, lessee, on behalf of Highland Cemetery, owner, requesting a Special Use Permit to install a communications tower in the southeast corner of Highland Cemetery on Ash Street, Junction City, Kansas.

Item No. 3 - Case No. VC-07-01-11 – Public hearing on the application for vacation of building setback line.

The petition of Jeffery L. and Cynthia A. Wells, owners, for the vacation of a platted building setback line on property located at 2822 K-18 Highway, Junction City, Kansas.

RECESS AS METROPOLITAN PLANNING COMMISSION and

CONVENE AS BOARD OF ZONING APPEALS

1. OLD BUSINESS

None.

2. NEW BUSINESS

Item No. 1 - Case No. BZAV-07-01-11 – Public hearing on the application for a variance to decrease required building setback.

The application of Jeffery and Cynthia Wells, owners, requesting a variance to decrease the yard setback along K-18 Highway frontage for property at 2822 K-18 Highway, Junction City, Kansas.

Item No. 2 - Case No. BZACU-07-01-11 – Public hearing on the application for a Conditional Use Permit to expand a mini storage facility.

The application of Triangle Self Storage, LLC, owner, requesting a Conditional Use Permit, to expand a mini storage facility in the “CG” General Commercial District, located at 2711 Gateway Court, Junction City, Kansas.

Item No. 3 - Case No. BZACU-07-02-11 – Public hearing on the application for a Conditional Use Permit to expand the mining of sand.

The application of John Musser, agent, for Konza Construction Co., Inc., owner, requesting a Conditional Use Permit, to expand the mining of sand and aggregate products in the Agricultural District, on property located at 3109 North K-57 Highway, Junction City, Kansas.

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

5. GENERAL DISCUSSION

Review of the proposed update to the Geary County Zoning and Subdivision Regulations and the Geary County Sanitation Code and the general schedule.

6. ADJOURNMENT

UPCOMING IMPORTANT DATES

ITEM	DATE
Cut-off date for MPC public hearing in August	July 15
Cut-off date for Plat consideration in August	July 22
Protest Period from This Meeting Ends	July 28
Next regularly scheduled County Commission Meeting (Following 14-Day Protest Period)	August 8
Next regularly scheduled City Commission Meeting (Following 14-Day Protest Period)	August 16
Next regularly scheduled MPC/BZA meeting	August 11