

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

**AGENDA**

**January 19, 2012  
7:00 p.m.**

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

Brandon Dibben  
Maureen Gustafson  
Ken Mortensen  
John Moyer  
Mike Ryan  
Mike Steinfort  
Mike Watson

**2. APPROVAL OF MINUTES**

Consideration of the minutes of the December 8, 2011, meeting.

**3. OLD BUSINESS**

**Item No. 1 – Case No. Z-08-01-11 – Public hearing to rezone a portion of the property at 11606 South Highway K-57, Junction City, Kansas.**

The application of Chad Ziegler, owner, requesting to rezone from “A” Agricultural District to “CG” General Commercial District, a portion of the property at 11606 South Highway K-57, Junction City, Geary County, Kansas. (Update from Staff and reset public hearing as a Conditional Use Permit for March).

**Item No. 2 – Case No. SUP-11-01-11 - Public hearing for a Special Use Permit to install a parking lot at J-Hill Road and Smokey Lane, Geary County, Kansas.**

The application of Carl Corey, agent, for Harold Glessner, owner, requesting a Special Use Permit to install a parking lot near Corey’s Country Corral at the intersection of J-Hill Road and Smokey Lane, Geary County, Kansas. Applicant has requested this item be tabled until the February 2012 meeting. (Continued from December).

**4. NEW BUSINESS**

**Item No. 1 – Case No. Z-01-01-12 – Public hearing to rezone property bounded on the North by Chestnut Street, on the South by Spruce Street, on the East by Franklin Street and on the West by Washington Street.**

This is the application of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, to rezone from “CSR” Service Commercial Restricted District, “MH” Mobile Home Park District, and “CCS” Central Commercial Special District to “CG” General Commercial District, the two blocks located at the south of Chestnut Street between Washington Street and Franklin Street.

**Item No. 2 – Case No. Z-01-02-12 – Public hearing to rezone residential properties located on the south side of West 7<sup>th</sup> Street between Adams Street and Garfield Street.**

This is the application initiated by the City Commission of Junction City, Kansas, to rezone from "CSP" Special Commercial District to "RM" Multiple Family Residential District, the properties used residentially on the south side of West 7<sup>th</sup> Street between Adams Street and Garfield Street, Junction City, Kansas.

**Item No. 3 – Case No. FP-01-01-12 – Final Plat for Quarry Oaks Addition Unit No. 1, to the City of Junction City, Kansas.**

This is the request of Kaw Valley Engineering, agent, on behalf of RMD Investments, LLC, owner, requesting final plat approval for Quarry Oaks Addition Unit No. 1, being located on the east side of Spring Valley Road and north of Indian Ridge 6 Addition.

**Item No. 4 – Case No. FP-01-02-12 – Chestington Addition, a Replat of Blocks 4 & 5 Schnell's Addition, to the City of Junction City, Kansas.**

This is the request of Kaw Valley Engineering, agent, on behalf of Crown Investment Company, owner, requesting final plat approval for the Chestington Addition, a replat of Blocks 4 & 5 Schnell's Addition, bounded on the North by Chestnut Street, on the South by Spruce Street, on the East by Franklin Street and on the West by Washington Street. This is the same area being considered in rezoning Case No. Z-01-01-12.

**RECESS AS METROPOLITAN PLANNING COMMISSION AND CONVENE AS BOARD OF ZONING APPEALS**

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**Item No. 1 – Case No. BZACU-01-01-12 – Public hearing for a Conditional Use Permit to convert a portion of a commercial building to apartments in the "CC" Central Commercial District.**

This is the application of Russell Schmidt, owner, requesting a Conditional Use Permit, to convert a portion of a commercial building to apartments in a building in the "CC" Central Commercial District, located at 813 North Jefferson, Junction City, Kansas.

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

**7. GENERAL DISCUSSION**

**8. ADJOURNMENT**

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**UPCOMING IMPORTANT DATES**

| <b>ITEM</b>   | <b>DATE</b>       |
|---|-------------------|
| Next regularly scheduled MPC/BZA meeting  | February 9, 2012  |
| Cut-off date for MPC public hearing in February   | January 13, 2012  |
| Cut-off date for Plat consideration in February   | January 20, 2012  |
| Protest Period from This Meeting Ends   | February 2, 2012  |
| Next regularly scheduled County Commission Meeting<br>(Following 14-Day Protest Period) | February 13, 2012 |
| Next regularly scheduled City Commission Meeting<br>(Following 14-Day Protest Period)   | February 21, 2012 |