

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

**MINUTES
April 11, 2019**

**Members
(Present)**

Maureen Gustafson, Chair
Ken Mortensen, Vice-Chair
Sheila Burdett
Cindy Carlyon
Brandon Dibben
John Moyer
Dan Roether

**Members
(Absent)**

**Staff
(Present)**

Troy Livingston
Marissa Jones-Flaget

1. CALL TO ORDER & ROLL CALL

Chair Gustafson called the meeting to order at 5:13 p.m. declaring a quorum with six members present. Dibben at 5:16 p.m.

2. APPROVAL OF MINUTES – Consideration of the February 14th, 2019 minutes.

Commissioner Roether moved to approve the minutes as written. Commissioner Burdett seconded the motion and it carried unanimously.

3. OLD BUSINESS – None

4. NEW BUSINESS

Item No.1- Case No. FP-04-01-19 Consideration of Final Plat of Jay Corner Addition to Junction City, Kansas.

Chair Gustafson opened the hearing and called for the staff report.

Mr. Livingston noted that this was the request of Kaw Valley Engineering, agent, on behalf of Geary County Unified School District 475, owners, seeking approval of the Final Plat of Jay Corner Addition to Junction City, Kansas, generally located in the southwest quarter of Section 4, Township 12 South, Range 5 East of the 6th Principal Meridian.

This plat is substantially the same as the preliminary plat which the Commission approved in July 2018 with only the addition of water line and utility easements and additional rights-of-way to be dedicated. Most notable is the 120-foot right-of-way along the east side of the quarter section running north from the south section line to the half-mile mark, and the additional 50-foot right-of-way along Munson Road extending north from K18 highway approximately one half-mile.

Mr. Livingston noted that the previous City Clerk, Shawna Settles, was listed on the plat. Tammy Melton is the current City Clerk; the plat will need to be corrected accordingly.

Commissioner Moyer expressed concerns regarding the gravel roads around the new Junction City High School, citing safety considerations and possible ingress/egress issues. There was general discussion between Staff and the Commission regarding these concerns as well as other details of the school project.

Chair Gustafson then opened the floor for public comment. Chair Gustafson asked for additional comments and there being none closed the floor for public comment and called for a motion.

Commissioner Carlyon moved that the application be approved and that the Chair and the Secretary of the Planning Commission be authorized to sign the plat and forward it to the City Commission of Junction City for final approval and acceptance. Commissioner Mortensen seconded the motion and it carried by the following show of hands: ayes by Commissioners Gustafson, Mortensen, Burdett, Carlyon, Dibben, and Roether; nays by Commissioner Moyer.

Chair Gustafson declared the Metropolitan Planning Commission in recess and reconvened as the Board of Zoning Appeals.

5. BOARD OF ZONING APPEALS – None

6. GENERAL DISCUSSION

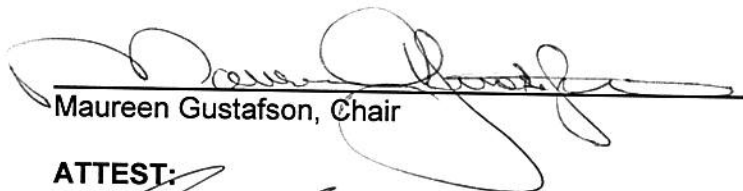
Commissioner Burdett presented an article regarding zoning and wind farms from the Sunday, February 24, 2019 edition of The Topeka Capital-Journal, inquiring about the state of the County's zoning regarding wind farms. Mr. Livingston stated wind generators are addressed in zoning on an individual basis but not as a farm. Commissioner Gustafson indicated that on Flint Hills side that there was a protest and it has been banned in the Flint Hills ecoregion. After discussion between Staff and the Commission, it was determined that further research would need to be conducted and the topic would be continued at the next meeting.

Mr. Livingston discussed with the Commission that per state statute public notice must be published 20 days in advance. The Daily Union is the current publication used for these notices. Materials are submitted to the Daily Union on the Monday or Tuesday before the Thursday publication and due to "technical errors" experienced by the Daily Union items are not getting posted. Mr. Livingston stated that there was supposed to be another agenda item tonight but due to a "technical error" the notice was not published in time, pushing the item to next month's meeting. Staff and the Commission discussed the possibility of alternative options and publications.

7. ADJOURNMENT

Commissioner Roether motioned to adjourn, Commissioner Moyer seconded the motion. Chair Gustafson declared the meeting adjourned at 5:49 p.m.

PASSED and APPROVED this 9th day of May 2019.


Maureen Gustafson, Chair

ATTEST:


Troy Livingston, Secretary