

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

**MINUTES
August 12, 2021**

**Members
(Present)**

Maureen Gustafson, Chair
Cindy Carlyon
Brandon Dibben
Sheila Burdett

**Members
(Absent)**

Jakob Sheraden
Ken Mortensen, Vice-Chair
John Moyer

**Staff
(Present)**

Troy Livingston

1. CALL TO ORDER & ROLL CALL

Chair Gustafson called the meeting to order at 5:15 p.m. declaring a quorum present.

2. APPROVAL OF MINUTES – Consideration of the May 13, 2021 minutes.

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

3. OLD BUSINESS – None

4. NEW BUSINESS

Item No. 1 – Case No. Z-08-01-21; Consideration of a request to rezone certain property located at 203 E Ash St., Junction City, Kansas from “CCS: Central Commercial Special District to “IL” Light Industrial District.

Chair Gustafson noted no old business and called for the staff report for case no. Z-08-01-21.

Mr. Livingston stated that Everygy had purchased the property at 203 E. Ash St., the former site of Rothwell Landscaping, and that the intent was to establish a new service center to more efficiently serve Junction City and the surrounding area. Mr. Livingston went on to state that Everygy had plans to renovate the existing building to provide office and shop space for two line crews and utilize the outdoor space for vehicle and material storage consisting primarily of utility poles and transformers. Mr. Livingston noted that the storage yard is located in a floodplain and that the storage of the utility poles and transformers would require elevation above the base flood elevation as determined by the current Flood Insurance Rate Map issued by FEMA.

Mr. Livingston also noted that the property is currently zoned “CCS” Central Commercial Special District and that those regulations do not allow for public utility substations, plants or storage yards and that this is the reason for the request to re-zone. Mr. Livingston further noted that Everygy currently owns a substation at the south end of this property which is already zoned “IL” Light Industrial and does permit that type of use. Mr. Livingston stated that it only made sense to zone the property at 203 E Ash St. the same.

Chair Gustafson asked if the trucks used by Evergy were going to stay on-site or travel to and from Manhattan.

J.R. Glenn, Senior Real Estate Coordinator for Evergy, and the applicant for the re-zone, stated that the trucks would remain on-site to aid in increasing the efficiency with which they could serve Junction City.

Chair Gustafson asked if the fleet maintenance would occur at this site, expressing concern about potential contamination of a nearby water body, to which Mr. Glenn replied no. He stated that all of the truck maintenance would occur at their central location in Manhattan, Kansas.

Commissioner Burdett asked if the property would be fenced, and Mr. Glenn acknowledged in the affirmative stating that the copper wiring used by Evergy often attracts unwanted attention.

Mr. Livingston noted that public utilities are allowed an exception to the fencing regulations forbidding barbed wire within the corporate limits of Junction City. He stated that utility companies are allowed 3-strand barbed wire to top a chain-link fence for security purposes.

Commissioner Dibben asked if utility companies pay property tax, and **Allen Dinkel**, City Manager for Junction City stated that Evergy is one of the largest property tax payers in the city. Mr. Dinkel went on to note the close proximity to the existing substation and that he had no concerns about re-zoning this property to Light Industrial. He also indicated that he hoped having a service center in Junction City might spur a customer service center in the future.

Chair Gustafson asked if there were any further questions of staff, and there being none, opened and closed the public hearing as there was no one in attendance.

Mr. Livingston stated to Mr. Glenn that this hearing was to formally make a recommendation to the Junction City Board of Commissioners and that they would be making the final ruling on the re-zone at their regularly scheduled meeting on September 7, 2021.

Chair Gustafson noted no cases for the Board of Zoning Appeals and called for any general discussion topics.

5. BOARD OF ZONING APPEALS ~ None

6. GENERAL DISCUSSION

Mr. Dinkel noted that Land Bank lots had been selling well and that there had also been several new homes built on those lots indicating a positive trend.

Chair Gustafson asked if there was a timeline involved with the purchase of landbank lots that would establish a length of time in which construction had to occur and **Mr. Dinkel** stated that there is not, noting that there really is no way to enforce such a thing.

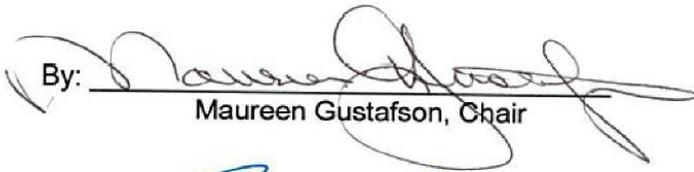
Mr. Dinkel further stated that the Landbank Board had started allowing “rights of first offer” for local developers by taking adjacent lots off the market for a period of one year, giving the developers time to get homes built and sold before committing to the purchase of additional lots. He stated the practice has proven beneficial. Mr. Dinkel also noted that there has been an issue with the delivery of mail to several of the subdivisions that contain landbank lots because the central bank of mailboxes the developer installed have filled up and now there are additional homes with no mailboxes. He stated that the Landbank will likely have to purchase additional mailboxes to accommodate the new homes simply noting that this is just a unique situation that has never occurred in Junction City.

Mr. Dinkel noted that street maintenance in Junction City will be starting soon and that Ash St. from Spring Valley Rd to Washington St. will be getting a mill and overlay as would Franklin St. from 6th St. to Grant Ave. He also indicated that the annexations initiated by the City were progressing at a good pace.

7. ADJOURNMENT

Chair Gustafson declared the meeting adjourned at 5:35 p.m.

PASSED and APPROVED this 9th day of September 2021.

By: 
Maureen Gustafson, Chair

Attest: 
Troy Livingston, Secretary