

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

**MINUTES
February 13, 2023**

**Members
(Present)**

Maureen Gustafson, Chair
Brandon Dibben
Cindy Carlyon
John Moyer

**Members
(Absent)**

Ken Mortensen, Vice-Chair
Sheila Burdett
Mellini Johnson

**Staff
(Present)**

Troy Livingston

1. CALL TO ORDER & ROLL CALL

Chair Gustafson called the meeting to order at 5:30 p.m. declaring a quorum present.

2. APPROVAL OF MINUTES – Consideration of the January 9, 2023 minutes.

Commissioner Carlyon noted she had not had a chance to read the minutes and after she had done so Commissioner Dibben moved to approve the January 9, 2023 minutes. Commissioner Moyer seconded the motion and it carried unanimously.

3. OLD BUSINESS – None

4. NEW BUSINESS

Item No. 1 – Case No. SUP 02-01-23; Consideration of a request for a Special Use Permit to establish a tattoo studio in the “CC” Central Commercial District in the building located at 703 N. Washington St. Junction City, KS.

Chair Gustafson called for the staff report for Case No. SUP-02-01-23 and Mr. Livingston stated that City Manager Allen Dinkel had submitted written testimony regarding Omar Rodriguez’s request for a SUP to move his tattoo studio from its current location on W. 6th St. to 703 N. Washington. Mr. Livingston noted that Mr. Rodriguez had outgrown his space on 6th St. and desired to move to the location on Washington St. Mr. Livingston also noted that there had been previous SUP’s granted for these studios to be located along Washington St. and that he didn’t see a compelling reason to deny this request. Mr. Livingston stated that Mr. Dinkel is usually opposed to Special Use Permits as they represent “Spot Zoning” and this case was no different, especially because of the work the Junction City Main Street group is doing to revitalize Washington St. and he simply wasn’t sure this type of business would be a good fit.

Chair Gustafson noted that she is on the Junction City Main Street group and that she should recuse herself from voting on this case. After brief discussion it was determined that the case should be tabled until the next meeting due to a lack of a majority of members present to vote.

Mr. Rodriguez asked to speak and merely requested that he receive fair, unbiased consideration since there had already been a studio at that location.

The Board apologized for the delay but noted that he would receive proper consideration next meeting.

Item No. 2 – Case No. GCCU-02-02-23; Consideration of a Conditional Use Permit to allow boat and RV storage on property located at 8508 N. US 77 Hwy Geary County, KS.

Chair Gustafson called for the staff report for Case No. GCCU-02-02-23. Mr. Livingston introduced the case stating that it was the request of Don Euler, owner of the property at 8508 N. US 77 Hwy, Geary County, Kansas (Clem's Convenience Store) for a Conditional Use Permit to allow boat and RV storage. Mr. Livingston indicated that the original CUP only allowed for walk-in self-storage and that he had noticed an advertisement for boat/RV storage so he contacted the owners and explained the need for an additional CUP to specifically cover boats and RV's. Subsequently, the owners applied for a permit and are desiring to store boats and RV's to the west of the existing walk-in storage.

Chair Gustafson asked if there were any questions for Mr. Livingston and there being none opened the floor to the public hearing.

Don Euler, 8524 Quarry Rd, Milford, Kansas explained that the walk-in storage was part of the purchase of the property and that he and Misty Volner (co-owner) desired to add boat and RV storage and that they would prefer outdoor storage.

Mr. Livingston indicated that although the Planning Commission could recommend approval of outdoor storage, the Board of County Commissioners would likely want to see covered storage.

Mr. Euler noted that he is currently leaving vehicles and equipment that he would be working on in the course of his business outdoors, open to the sky. Chair Gustafson asked if it would be permitted to allow that type of temporary storage and Mr. Livingston indicated that it would.

Chair Gustafson noted the vacant land between the repair shop and the existing storage facilities and asked that would be utilized for storage as well.

Mr. Euler indicated that the plans were to utilize the land west of the existing facilities but that they would like to use as much of the empty land as possible.

Chair Gustafson asked if they had plans to fence and gravel the storage area and Mr. Euler indicated that fencing was already available and that they would be placing gravel in the area and utilizing the fencing that was onsite.

Chair Gustafson asked about storage capacity and Mr. Euler said that it would depend on setback requirements and driveway widths but that he hoped for room to store 20-25 boats and/or RV's.

Chair Gustafson asked if there were anymore questions or comments and closed the public hearing portion of the meeting.

Commissioner Moyer asked if staff had received any comments from neighbors and Mr. Livingston said none. Commissioner Moyer went on to note that due to the odd shape of the property that there really wasn't too much that could be done with it.

Mr. Euler asked if he could utilize the open land to the north of the repair shop for storage and both Chair Gustafson and Mr. Livingston indicated that the Planning Commission and the Board of County Commissioners would not entertain that idea.

Commissioner Moyer asked if the Board might want to limit the number of vehicles to be stored but decided that the available space would be the limiting factor.

Chair Gustafson asked if there was a motion and Commissioner Moyer moved to recommend approval of the request for the Conditional Use Permit and Commissioner Dibben seconded. The motion carried unanimously.

Misty Volner, 8524 Quarry Rd. Milford, Kansas asked about utilizing the area between the repair shop and the existing walk-in storage, noting it was not in the motion.

After reviewing aerial imagery of the location, the Board agreed to add the area to the recommendation but that Mr. Euler would really need to have a sketch available for the County Commissioners to review so they could make a final ruling.

Commissioner Moyer amended his original motion to include the new area and that it would require gravel and fencing. Commissioner Carlyon seconded and the motion carried unanimously.

5. BOARD OF ZONING APPEALS ~ None

6. GENERAL DISCUSSION

None

7. ADJOURNMENT

Commissioner Carlyon motioned to adjourn; Commissioners Moyer and Dibben seconded the motion. Chair Gustafson declared the meeting adjourned at 6:20 p.m.

PASSED and APPROVED this 13th day of March 2023.


Maureen Gustafson, Chair

ATTEST:


Troy Livingston, Secretary