

**CITY OF ABILENE
BOARD OF ZONING APPEALS
AGENDA**

February 3, 2026, at 4:00 p.m.
Abilene Public Library
209 NW 4th St. Abilene, KS 67410

1. Call to Order
2. Roll Call: ___ Rod Boyd, Chair ___ Travis Sawyer, Vice Chair ___ Bill Marshall ___ Eric Anderson ___ Matt Mead ___ Kristyn Anderson ___ Alan Baier
3. Approval of the Agenda
4. Declaration of Conflict of Interest/Ex Parte Communications by members
5. Approval of the Meeting Minutes – April 8, 2025
6. Public Hearing for BZA 26-2 , a request from Curtis Rein, on behalf of USD 435, to allow a variance from the surfacing requirements as outlined in Article 22, Section 22-305 of the zoning regulations of the City of Abilene, KS. The site address of the proposed new wrestling facility is located within the parcel of 1300 N Cedar St., Abilene, KS. *Staff Report *Open Public Hearing *Applicant/Public Comments *Close Public Hearing *Commission Discussion and Action
7. Adjournment

Abilene Board of Zoning Appeals Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
April 8, 2025, at 4:00 p.m.



1. Call to Order by Chair Zelinkoff at 4:00 p.m.

2. Roll Call

Board of Zoning Appeals members present: Chair Penni Zelinkoff, Rod Boyd, Matt Mead, Eric Anderson, Kristyn Anderson

Absent: Vice Chair Travis Sawyer, Bill Marshall

Staff present: Community Development Director Kari Zook, Administrative Assistant Kellie Olson, City Inspector Travis Steerman

Public present: Mitch Westfall, Pearl Atchison, Talber Kanz

3. Approval of Agenda

Motion by Mead to approve the agenda as written, seconded by Boyd. Motion carried unanimously 5-0.

4. Declaration of Conflict of Interest/Ex Parte Communications - None

5. Approval of Minutes

Motion by Boyd to approve the November 5, 2024, minutes as written, seconded by E. Anderson. Motion carried unanimously 5-0.

6. Public Hearing for BZA 25-4, a request from Mitch Westfall to allow a variance from Article 20, Section 20-801 of the zoning regulations of the City of Abilene, KS. The applicant is requesting to install a detached accessory structure (carport) within ten (10) feet of the primary dwelling in the rear yard. The site address is 1004 NW 2nd St., Abilene, KS.

The staff report was discussed. Chair Zelinkoff opened the public hearing at 4:08 p.m. The applicant was present at the meeting to confirm his intention to place a 12'x15' carport in the rear yard approximately 5' from the primary dwelling. A discussion was held regarding the cross alley next to the property. Talber Kanz was present at the meeting to voice her concerns regarding vehicular traffic driving through there at high rates of speed and being accident-prone. The findings of fact were noted that this is not a life safety issue with fire or building codes, and that the carport will not present a safety hazard as there are no walls on the carport, allowing visual sight to all pedestrians in the alley intersection. The public hearing was closed at 4:22 p.m.

Motion by Boyd to approve the variance request, seconded by Mead. Motion carried unanimously 5-0. There is a 30-day appeal period which shall expire on May 8, 2025.

7. Adjournment

Motion by Boyd to adjourn at 4:24 p.m., seconded by E. Anderson. Motion carried unanimously 5-0.

ATTEST:

Board of Zoning Appeals

Community Development

Staff Report



TO: Board of Zoning Appeals
FROM: Kari Zook, DCM/Com Devo Director
SUBJECT: BZA 26-2, AHS Wrestling Facility Variance
DATE: February 3, 2026

APPLICANT: Curtis Rein 2460 Haven Dr. Abilene, KS 67410	PROPERTY OWNER: USD 435 – Abilene Public Schools 213 N Broadway Abilene, KS 67410	APPLICATION DATE: 12/29/25
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BACKGROUND:

- An application requesting a variance from the surfacing requirements as outlined in Article 22, Section 22-305 of the zoning regulations was received by Curtin Rein, on behalf of USD 435, on 12/29/25.
- USD 435 Board of Education approved moving forward with the privately funded wrestling facility to be built on district property, south of the current AHS tennis courts, at their meeting on 11/10/25.
- The variance justification, site plan, and quotes for gravel vs. concrete pricing are attached to the agenda packet for reference.
- The variance request is to install gravel in the parking lot, 6” in depth, in place of the required 4” concrete or asphalt. The ADA parking area will be paved with concrete, and a concrete sidewalk will connect it to the wrestling facility entrance. The two driveway entrances will be paved to city standards, and curb stops will be located at each designated parking spot (approximately 20 spots).



Direction	Zoning Classification	Land Use(s)
North	P	Public Use – Abilene High School/tennis courts
East	R-3	High-density residential
South	P	Public Use – AHS Support Services/Parents as Teachers
West	P	Public Use – Track & Field use

The notice of public hearing was published in the Abilene Reflector Chronicle on January 8, 2026, and written notices were sent by mail on January 9, 2026, to property owners within 200 feet of the site address as required by Article 25, Section 25-701 of the zoning regulations.

CITIZEN COMMENTS:

Carol Palmer, 1014 N Mulberry St, called to voice her approval of the project and variance request.

ACTION:

The Board of Zoning Appeals may:

1. Approve the variance as requested.
2. Approve the variance with amendments.
3. Disapprove the variance with findings.

NOTES:

Upon conclusion of the hearing, the board will render a decision on the request. If a person is aggrieved by the decision, they may appeal the decision to the Dickinson County District Court within 30 days.

*The appeal period will expire on March 5, 2026.











DEVELOPMENT APPROVAL APPLICATION

419 N. Broadway · Abilene, KS 67410
Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilenecityhall.com

INSTRUCTIONS: This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

PART I: TO BE COMPLETED BY APPLICANT

APPLICATION INFORMATION

APPLICATION FOR (CHECK APPROPRIATE BOX):

- | | |
|---|--|
| <input type="checkbox"/> ADMINISTRATIVE APPEAL | <input type="checkbox"/> LOT SPLIT |
| <input type="checkbox"/> ANNEXATION | <input type="checkbox"/> REPLAT |
| <input checked="" type="checkbox"/> VARIANCE | <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT | <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT | <input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) |

FOR OFFICIAL USE ONLY

App Number: BZA 26-2
Date Received: 12/29/25
Received By: KZ

BRIEF DESCRIPTION OF APPLICATION PURPOSE:

Requesting variance from concrete to gravel for our driveway & parking areas.

APPLICANT INFORMATION

APPLICANT/AGENT (If Not Property Owner):

Name: Curtis Rein Tel: (785) 280-1596
Business Name: _____ Fax: (____)
Address: 2460 Haven Drive
City: Abilene State: KS Zip Code: 67410
E-mail: csrein@hotmail.com

PROPERTY OWNER (If Different from Applicant/Agent):

Name: USD 435 Abilene Public Schools Tel: (785) 263-2630
Business Name: _____ Fax: (____)
Address: 213 N Broadway
City: Abilene State: KS Zip Code: 67410
E-mail: doprunka@abileneschools.org

ENGINEER/ARCHITECT/SURVEYOR:

Name: _____ Tel: (____)
Business Name: _____ Fax: (____)
Address: _____
City: _____ State: _____ Zip Code: _____
E-mail: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1300 N. Cedar

PARCEL ID: R5837

ZONING: Existing: P - Public Use District Proposed:

LAND USE: Existing: Proposed:

GROSS SIZE OF PLAT/LOT:

Residential: Commercial: Industrial: Other: 19 acres Total:

NUMBER OF LOTS:

Residential: Commercial: Industrial: Other: 1 Total:

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: 1 new Total Building Area: 9,600 sq ft

Maximum Height of Buildings or Structures: Total Impervious Area:

EXISTING PUBLIC FACILITIES:

Public Private Other (Describe) Water Service: Wastewater Service: Roadway Access:

FLOODPLAIN INFORMATION:

Floodway: Floodway Fringe: FIRM Map-Panel Number: Zone:

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?

If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION*

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Applicant Signature

12-29-25 Date

Property Owner Signature

12-29-25 Date

* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

PART II - TO BE COMPLETED BY STAFF

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Copy of Deed | <input type="checkbox"/> Easements and Covenants | <input type="checkbox"/> Location Map |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Infrastructure Plans | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Grading and Stormwater Plans |
| <input type="checkbox"/> Elevation Survey | <input type="checkbox"/> Traffic Impact Study | <input type="checkbox"/> Construction Plans |
| <input type="checkbox"/> Performance Agreement | <input type="checkbox"/> Proof of Notification | <input type="checkbox"/> Utility Plans |
| <input type="checkbox"/> Text Amendment Language | <input type="checkbox"/> Property Owner List | <input type="checkbox"/> Comprehensive Plan Amendment Justification |
| <input type="checkbox"/> Annexation Boundary Map | <input type="checkbox"/> Operating Characteristics Report | <input type="checkbox"/> Administrative Appeal Justification |
| <input checked="" type="checkbox"/> Variance Justification | <input checked="" type="checkbox"/> Other <u>USD 435 agreement; cost comparison quotes for gravel vs. concrete asphalt</u> | |

Additional document requirements provided to applicant on _____. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

_____	_____
Name	Title
_____	_____
Signature	Date

**** Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.**

APPLICATION REVIEW

DECISION-MAKING BODY: Staff Planning Commission
 City Commission Board of Zoning Appeals

DATE OF INITIAL HEARING(S): February 3, 2026

FEE AMOUNT: \$250 **DATE FEE PAID:** 12/29/25 chk#18334

DETERMINATION OF COMPLETE APPLICATION:

I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

<u>Kari Zook</u>	<u>Com Dev Director</u>
Name	Title
<u>Kari Zook</u>	<u>12/29/25</u>
Signature	Date

Abilene School District No. 435

213 North Broadway
Abilene, Kansas 67410
Telephone 785-263-2630 Fax 785-263-7610

Dana Sprinkle

Superintendent of Schools
dsprinkle@abileneschools.org

Rick Rivera

Assistant Superintendent
rrivera@abileneschools.org

Amanda Cornell

Board of Education Clerk
acornell@abileneschools.org

Kellin Bouray

Payroll and Food Service
kbouray@abileneschools.org

Teisha Carpenter

Treasurer/Accounts Payable
tcarpenter@abileneschools.org

Manuela Simenson

Receptionist / Adm. Assistant
msimenson@abileneschools.org

Board of Education

Megan Armstrong

Jeff Bathurst

Leslie Hoffman

Kylie Kilmer

Veronica Murray

Tom Schwartz

Chris West

Date: Thursday, December 18, 2025

To: Abilene City Commission

From: Dana Sprinkle
USD 435 Superintendent



RE: Approval of Wrestling Facility Project

The USD 435 Board of Education approved moving forward with the privately funded wrestling facility built on district property south of the current Abilene High School tennis courts along Mulberry Street at the regular board meeting on November 11, 2025.

The approved meeting minutes for the November 11, 2025, meeting are attached. The recorded motion and 6-1 vote are recorded on page 2 of the meeting minutes.

**Minutes of the Board of Education
Unified School District No. 435
Dickinson County, Abilene, KS
Regular Meeting
November 10, 2025
7:00 p.m.**

The Board of Education of Abilene Unified School District No. 435 met for their regular monthly meeting in the board room of the district office on Monday, November 10, 2025, with the following members:

Present: Megan Armstrong, Jeff Bathurst, Les Hoffman, Kylie Kilmer, Veronica Murray, Tom Schwartz, Chris West

Absent:

Others attending all or part of the meeting: Superintendent – Dana Sprinkle; Assistant Superintendent – Rick Rivera; Board Clerk – Amanda Cornell; Technology Assistant – Anthony Brown; Administrators - Dr. Jenna Delay, Trey James, Ethan Gruen, Derek Berns, Robyn Pekarek, Stephanie Becker; Will Burton, Brandi McGivney, Sandy Rein, Curtis Rein, Ross Taplin, Kelby Garten, James Stout; Troop 40 Boy Scouts, JAG K Representatives

Opening of Meeting

Call Meeting to Order

The meeting was called to order at 7:00 p.m. by President Chris West.

Approval of the Agenda

Veronica Murray moved to approve the agenda as presented. Megan Armstrong seconded the motion. Motion carried 7-0.

Consent Agenda

Superintendent Sprinkle summarized the following items on the consent agenda:

- Meeting Minutes
- Financial Reports
- Personnel Update List
- Early Graduation Requests
- Site Council
- Individual Development Plans (IDP) for Certified Staff
- Surplus Items

Veronica Murray moved to approve the consent agenda. Megan Armstrong seconded the motion. Motion carried 7-0.

Discussion of any item(s) removed from the Consent Agenda

None

Presentations to the Board

AHS JAG K

The AHS JAG K leadership group along with Mr. Will Burton, JAG K Specialist, shared with the Board the value of skills that would open opportunities to them after high school graduation. The leadership group reports that they are receiving exposure to future career planning, job attainment, personal skills and self-development. Currently, AHS JAG K has 42 students participating, but can have up to 60 students. This is the first year that AHS has offered the JAG K program. Discussion was held.

Learning Partnerships

Family Engagement Plan

Mr. Rick Rivera offered a Family Engagement Plan as a first read. As part of the Title 1 requirements, the Family Engagement Plan will strengthen family-school partnerships, enhance communication and improve student outcomes across all grade levels. Discussion was held.

Action/Discussion Item

Donations

USD 435 received a \$1000 donation from the Community Foundation of Dickinson County for meal packs.

AHS Culinary Program received a grant for \$590.01 from Kansas Restaurant and Hospitality Educational Foundation for smallware purchases.

Discussion was held.

Veronica Murray moved to approve the \$1000 donation from the Community Foundation of Dickinson County for meal packs. Jeff Bathurst seconded the motion. Motion carried 7-0.

Megan Armstrong moved to approve the \$590.01 grant from Kansas Restaurant and Hospitality Educational Foundation for smallware purchases. Veronica Murray seconded the motion. Motion carried 7-0.

Wrestling Facility Consideration

In October, Curtis Rein, James Stout, and Ross Taplin requested that the Board consider allowing the Wrestling Facility Development Committee to build a privately funded wrestling practice facility south of the AHS tennis courts. Information was shared regarding energy costs, HVAC systems, property insurance cost and expectations for the chosen site. Discussion was held.

Megan Armstrong moved to move forward with the privately funded wrestling facility. Veronica Murray seconded the motion. Motion carried 6-1.

Concussion Handbook Amendment

Mr. Derek Berns, District Athletic Director and Nurse Brandi McGivney presented an updated amendment to the Concussion Handbook. The Board reviewed the recommended revision for the second read. Discussion was held.

Veronica Murray moved to approve the amendment to the Concussion Handbook. Jeff Bathurst seconded the motion. Motion carried 7-0.

AHS Course Name Change Request

Mr. Rick Rivera shares the request to change Weight Training to Weights and Conditioning. The name change would only affect the name and no other part of the class.

Veronica Murray moved to approve the request. Megan Armstrong seconded the motion. Motion carried 7-0.

After School Program Update

Mr. Rick Rivera proposed to reverse after school program fees starting November 1 to the previous amount now that grant funding has been secured. If November fees have already been paid at the higher rate, the difference would be credited towards December fees. Discussion was held.

Megan Armstrong moved to approve the reversal of the after school program fees starting November 1. Veronica Murray seconded the motion. Motion carried 7-0.

Facility: AMS Elevator Repair

Mrs. Dana Sprinkle shared with the Board the need to repair the AMS elevator. The elevator repair has been part of the deferred maintenance plan. Mrs. Sprinkle requested the use of a construction management service (CMS) to acquire the necessary information that should be in the request for proposal (RFP) and then undertake the bid process for the district. Once the Board approves a bid, the CMS would then oversee the project management, so the elevator is compliant with all regulations to ensure the safety of all users. The recommendation is to use DCS Services as the CMS and begin the project during the Summer of 2026. Discussion was held.

Tom Schwartz moved to contract with DCS Services to move forward with the repair of the AMS elevator. Veronica Murray seconded the motion. Motion carried 7-0.

Board-Administrator Communication

Board-Administrator Communication

Administrator reports were shared. Mrs. Sprinkle wanted to acknowledge all of the good things happening in the district. Discussion was held.

American Education Week

USD 435 will be celebrating American Education Week November 17-20. Details were shared.

Work Study Session Update

The Board will consider holding another work study session to finalize goals for 2025-2026 school year. The Board decision was to hold it on December 3 from 4-5pm at the District Office.

Legislative Updates & District Delegate

The KASB Annual Convention is November 13-15. No USD 435 Board Members will be attending this year's convention in Wichita.

Other

None

Megan Armstrong left at 8:36 p.m.
Megan Armstrong returned at 8:38 p.m.

Executive Session

Personnel

At 8:38 p.m., Jeff Bathurst moved that the board go into executive session to discuss an individual employee's performance pursuant to the non-elected personnel exception under KOMA, inviting in Dana Sprinkle and Rick Rivera, and the open meeting would resume in the board room in 15 minutes. Veronica Murray seconded the motion. Motion carried 7-0.

The Board returned to the open meeting at 8:53 p.m.

At 8:55 p.m., Jeff Bathurst moved that the board go into executive session to discuss an individual employee's performance pursuant to the non-elected personnel exception under KOMA, inviting in Dana Sprinkle, and the open meeting would resume in the board room in 20 minutes. Veronica Murray seconded the motion. Motion carried 7-0.

The Board returned to the open meeting at 9:15 p.m.

Adjournment

Veronica Murray moved to adjourn. Megan Armstrong seconded the motion. Motion carried 7-0.

The meeting adjourned at 9:16 p.m.

Date

President

Board Clerk

ENTERED IN TRANSFER RECORDS IN MY OFFICE

THIS 8 DAY OF SEPT A.D. 2025



[Signature]

DICKINSON COUNTY CLERK



STATE OF KANSAS, DICKINSON COUNTY
Rose Johns, Register of Deeds

Book D276 Page 90-92

Receipt # 292761

Pages Recorded: 3

Cashier Initials RECORD

Date Recorded 9/8/2025 12:59:51 PM

Recording Fee \$55.00

[Signature]

Dickinson County Tr 14 CSA 40-21 FI-01-4 (1) 9/2/25 Job No 7230 RID No 3533 Page 1 of 3
No Sales Validation Required KSA 79-1437e(a)(13)

QUITCLAIM DEED

THIS DEED, Made September 2, 2025, by and between The State of Kansas, acting by and through Calvin E Reed, P E , as Secretary and State Transportation Engineer of the State of Kansas, of the first part, and School District No 5 n/k/a School District 435 of Dickinson County, in the State of Kansas of the second part

WITNESSETH, That said party of the first part, in consideration of the sum of one dollar and other valuable consideration to it duly paid, has sold, and by these presents does Remise, Release and Quitclaim unto the said parties of the second part, their heirs and assigns, forever, all that tract of land situated in the County of Dickinson and the State of Kansas described as follows, to-wit

(a) A tract of land in the Northwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P M , described as all of Tract 15(a) District Court Case Number 14096, in the District Court of Dickinson County, Kansas, described by M Wayne Blackburn, Kansas PS 1127, on August 28, 2025, verbatim as follows, "A tract of land for highway RIGHT OF WAY in the East Half of the Northwest Quarter of the Northwest Quarter, East of the center line of Walnut Street of Section 16, Township 13 South, Range 2 East described as follows BEGINNING at the Northeast corner of said Northwest Quarter of the Northwest Quarter Section, thence South along the East line of said Northwest Quarter of the Northwest Quarter Section 199 1 feet, thence West 30 feet, thence Northwesterly to a point 67 6 feet West and 59 1

feet South of said Northeast corner, thence Westerly to a point on the centerline of Walnut Street 59 0 feet South of the North line of said Quarter Section, thence North 59 0 feet to the North line of said Quarter Section, thence East along said North line to the place of beginning The above contains 0 27 acre, more or less exclusive of the existing highway ”

(b) A tract of land in the Northwest Quarter of Section 16, Township 13 South, Range 2 East of the 6th P M , described as all of Tract 15(b) District Court Case Number 14096, in the District Court of Dickinson County, Kansas, described by M Wayne Blackburn, Kansas PS 1127, on August 28, 2025, verbatim as follows, “A tract of land for highway RIGHT OF WAY in the North half of the West half of the North half of the Northeast Quarter of the Northwest Quarter of Section 16, Township 13 South, Range 2 East described as follows BEGINNING at the Northwest corner of said Northeast Quarter of the Northwest Quarter Section, thence South along the West line of said Northeast Quarter of the Northwest Quarter Section, 59 1 feet, thence Easterly to a point on the East line 59 7 feet South of the Northeast corner of the said North Half of the West Half of the North Half of the Northeast Quarter of the Northwest Quarter, thence North 59 7 feet to the north line of said Quarter Section, thence East along said North line to the place of beginning The above contains 0 34 acre, more or less, exclusive of the existing highway ”

RESTRICTIVE COVENANT The party of the second part, for their heirs and assigns, do hereby covenant and agree, said covenant to run with the land, that the land conveyed herein shall not be used for billboards or other off-premise commercial advertising purposes, which does not include on premise advertising signs for businesses operated on the described land

The above described land is subject to easement for the right of ingress and egress, reconstruction, and maintenance of all existing utilities and appurtenances thereto, together with the appurtenance and all the estate, title and interest of said party of the first part therein



VARIANCE REQUEST FROM THE ABILENE WRESTLING FACILITY DEVELOPMENT COMMITTEE

The Abilene Wrestling Facility Development Committee has received school board approval to build a privately funded wrestling practice facility on USD 435 property just south of the A.H.S. tennis courts. The current design includes a driveway and 19 parking spaces, including one A.D.A. spot. These parking spaces would help alleviate the already congested parking on Mulberry Street. The total surface area of the driveway and parking would be approximately 12,600 sq. feet. We received a quote to do this area in concrete and it came in at \$107,100. With this being a privately funded facility, that added cost would make the already challenging fundraising effort a much bigger hurdle to overcome. That amount would be a very significant percentage of the total project cost and would most likely lead us to remove the driveway and parking areas. Due to this high cost, we requested a quote to cover the area with rock to a total depth of 6". This quote came in at \$11,200 and would allow us to provide the driveway and parking areas as currently designed.

We request that the Board of Zoning Appeals allow us to use gravel on the driveway and parking areas of this project. Thank you for your consideration.

 12/29/25
Curtis L. Rein
Abilene Wrestling Facility Development Committee



N MULBERRY ST

160'-0"

179'-9"

72'-0" (APPROX.)

158'-0"

N MULBERRY ST

10'-0"

A.D.A. PARKING (CONCRETE)

50'-10 1/2"

PARKING

GRAVEL PARKING & DRIVEWAY

PARENTS VIEWING AREA

||

||

||

MECHANICAL ROOM
STORAGE ROOM
KIDS WRESTLING OFFICE
BOYS & GIRLS OFFICE

PARKING



44'-0"

44'-0"

60'-0"

135'-3 1/2"

APPROX. LOCATION OF SEWER LINE

APPROX. LOCATION OF WATER LINE



Parcel QuickRefID - R5837



🔍 Zoom to

Owner Information:

SCHOOL, DISTRICT NO 5
PO BOX 639
ABILENE, KS 67410

Property Information:

KSPID: 0211151602004001000
Situs: 1300 N CEDAR ST, Abilene, KS 67410
Type: Exempt
Average: 19.00
Tax Unit: 001

More Information:

[Appraisal Info](#)
[Tax Information](#)

MW Construction, LLC

1581 2150 Ave.
Enterprise, KS 67441

Estimate

Date	Estimate #
12/15/2025	16

Name / Address
Curtis Rein

			Project
Description	Qty	Cost	Total
Driveway and parking area for new wrestling facility - 12600 sq ft 6" thick with 1/2" rebar on 2" centers, customer to provide dirt work within 2"	12,600	8.50	107,100.00
Sales Tax		8.75%	0.00
Total			\$107,100.00

Customer Signature _____

ESTIMATE

Jason Holt Trucking
2188 Camp Road
Solomon, Kansas 67480
United States

Bill to
Curtis Rein
csrein@hotmail.com

Estimate Number: 27
Estimate Date: December 11, 2025
Valid Until: January 10, 2026
Grand Total (USD): \$11,200.00

Items	Quantity	Price	Amount
2" Road rock Hamm/Martin Marietta	350	\$23.50	\$8,225.00
Freight	350	\$8.50	\$2,975.00

Subtotal: \$11,200.00
exempt 0%: \$0.00

Grand Total (USD): \$11,200.00

Notes / Terms

12600 Square Feet (6" thick)
233 Cubic Yards
1 Cubic Yard of 2" is 1.5 Tons
The price of 1 1/4" road rock and 2' road rock are the same price.