

**CITY OF ABILENE
PLANNING COMMISSION
AGENDA**

October 3, 2023 at 4:00 p.m.
Abilene Public Library
209 NW 4th St. Abilene, KS 67410

Agenda Item
1. Call to Order
2. Roll Call: ___ Travis Sawyer, Chair ___ Bill Marshall, Vice Chair ___ Rod Boyd ___ Matt Mead ___ Eric Anderson ___ William Rose ___ Penni Zelinkoff
3. Approval of Agenda
4. Approval of the Meeting Minutes – September 5, 2023
Business
5. Introduction of new members – William Rose & Penni Zelinkoff
6. Foster Design – Comprehensive Plan updates
7. Planning Commission Comments and Staff Updates
8. Adjournment

Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
September 5, 2023 at 4:00 p.m.



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

2. Roll Call

Planning Commissioners Present: Chair Travis Sawyer, Vice Chair Bill Marshall, Matt Mead, Eric Anderson, Rod Boyd

Absent: Helen Rose

Staff Present: Community Development Director Kari Zook, Administrative Assistant Kellie Olson, City Manager Ron Marsh, City Inspector Travis Steerman

Public Present: Kathy Barten, John Higgins, Byron Adrian, Doug Bruggeman, Sherryl Gray, Gertie Brown, Sherri Hohensee, Lance Homman, David Walters, Bill Caton, Cathy Cosby, Tim Holm, Austin Britt, Bob Brazil

3. Approval of Agenda

Motion by Marshall to approve the agenda, seconded by Boyd. Motion carried unanimously 5-0.

4. Minutes

Motion by Mead to approve the August 7, 2023 minutes as written, seconded by Anderson. Motion carried unanimously 5-0.

Business

5. Public hearing for PC 23-9, a request by Mennonite Housing for rezoning from C-3 (General Commercial District) to R-3 (High-Density Residential District) at the site address currently located within 2005 N Buckeye Ave.

The staff report and recommendations were discussed. Chair Sawyer opened the public hearing at 4:04 p.m. Byron Adrian, a representative for Mennonite Housing, shared details regarding the future development of a 32-unit senior living housing community. Discussion items included fencing, tree line determinations, sidewalks, drainage, parking, and maintenance for both the lawn and the facilities. Management will be based on site, which will include a part-time facilities maintenance position. The timeline of construction will take approximately 12 months with a start date of January or February 2024. The next step in the process will be platting the parcel for development. Tim Holm spoke in support of the rezoning and the future development stating that this is an appropriate use and buffer between commercial and low-density residential. Cathy Cosby also spoke in support of the rezoning stating there is a need for this in the community and transportation options are available for those residents. Chair Sawyer closed the public hearing at 4:37 p.m.

Motion by Boyd to recommend approval of the rezoning from C-3 to R-3, seconded by Mead. Motion carried unanimously 5-0.

This recommendation will be forwarded to the City Commission for final approval. The study session will be held on September 11, 2023, at 4:00 p.m. The commission meeting will be held on September 25, 2023, at 4:00 p.m. The 14-day protest period shall end on September 19, 2023.

6. Planning Commission Comments and Staff Updates

- The Planning Commission currently has two vacancies.
- There will be a Board of Zoning Appeals meeting on October 3, 2023, starting at 3:30 p.m. for a variance request followed by the Planning Commission meeting at 4:00 p.m. with Foster Design regarding the Comprehensive Plan update.

7. Adjournment

Motion by Marshall to adjourn at 4:40 p.m., seconded by Anderson. Motion carried unanimously 5-0.

ATTEST:

Travis Sawyer, Chair

Kari Zook
Community Development Director