

Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
August 7, 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

Absent: Rod Boyd, Helen Rose

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

Public Present: Dan Reynolds, Attila & Tara Wolfe Fazekas, David Strong, Charlie Busch

3. Approval of Agenda

Motion by Marshall to approve the agenda, seconded by Mead. Motion carried unanimously 4-0.

4. Minutes

Motion by Mead to approve the March 7, 2023 minutes as written, seconded by Anderson. Motion carried unanimously 4-0.

Business

5. Public hearing for PC 23-8, a conditional use permit request from Trinity Lutheran Church to allow a private elementary school in the C-4 district at 320 N Cedar St.

The staff report and recommendations were discussed. Per the City of Abilene Zoning Regulations, Article 9, Section 9-3, Table 9-1, public and private elementary schools require a conditional use permit to operate in the C-4 district. Chair Sawyer opened the public hearing at 4:07 p.m. Dan Reynolds, council president of Trinity Lutheran Church, was present to discuss the project and to answer questions. No comments were received from the public. Chair Sawyer closed the public hearing at 4:14 p.m.

Motion by Marshall to recommend approval of the conditional use permit request with the following conditions:

1. Applicant shall pursue within sixty (60) days of the conditional use permit approval a request for school zone signage, which shall include speed limit signs and pedestrian crosswalk signage at the intersections of NW 4th St and Cedar St, and NW 4th St and Mulberry St.
2. During both school drop-off and pick-up times, all traffic shall enter the school at the existing driveway on NW 4th St. and exit through the alley, turning west towards Mulberry St.
With children's safety as the number one priority, this will eliminate creating more congestion on Cedar St. and allow a steady flow of traffic.
3. The applicant is encouraged to create a green space or playground area for children's outdoor activities.

The motion was seconded by Anderson. Motion carried unanimously 4-0. This recommendation will be forwarded to the City Commission for final approval. The study session will be held on August 14, 2023,

at 4:00 p.m. The commission meeting will be held on August 28, 2023, at 4:00 p.m. The 14-day protest period shall end on August 21, 2023.

6. Public hearing for PC 23-8-2, a concurrent submission of a preliminary and final replat for Golden Belt Heights West housing development.

The staff report and recommendations were discussed. Chair Sawyer opened the public hearing at 4:33 p.m. Charlie Busch, McCullough Development Inc, was present to discuss future plans of developing an apartment complex in this subdivision. No comments were received from the public. Chair Sawyer closed the public hearing at 4:36 p.m.

Motion by Marshall to recommend approval of the Golden Belt Heights West replat, seconded by Mead. Motion carried unanimously 4-0. This recommendation will be forwarded to the City Commission for final approval on August 14, 2023.

7. Planning Commission Comments and Staff Updates

- The Planning Commission currently has one vacancy.
- A reminder of the Comprehensive Plan Steering Committee/Planning Commission meeting this Wednesday, August 9, 2023, at 6 p.m. in the library.

8. Adjournment

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

ATTEST:

Travis Sawyer, Chair

Kari Zook
Community Development Director