

**Abilene Board of Zoning Appeals Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**February 3, 2026, at 4:00 p.m.**



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

**2. Roll Call**

Board of Zoning Appeals members present: Vice Chair Travis Sawyer, Matt Mead, Kristyn Anderson, Bill Marshall, Alan Baier (arrived at 4:02 p.m.)

Absent: Chair Rod Boyd, Eric Anderson

Staff present: DCM/Community Development Director Kari Zook, Administrative Manager Kellie Olson, City Inspector Travis Steerman, Interim City Manager Jon Quinday, City Clerk Shayla Mohr

Public present: Curtis Rein, Trey Hoerner, Murphy Randolph, Cael Casteel, Emma Mitchell, Corey Casteel, James Stout, Kaylee Weibert, Courtney Strauss, Kelly Krinhop, Dana Sprinkle, Rick Rivera, Ashten Cox, Dayven Cuba, Beth Weibert, Nick Weibert, Jade Wilson

**3. Approval of Agenda**

Motion by Marshall to approve the agenda as written, seconded by K Anderson. Motion carried unanimously 4-0.

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

**5. Approval of Minutes**

Motion by Mead to approve the April 8, 2025, minutes as written, seconded by Marshall. Motion carried unanimously 4-0.

**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.

The staff report was discussed. Vice Chair Sawyer opened the public hearing at 4:08 p.m. The applicant was present at the meeting to discuss the project and confirmed the intent to place gravel in the parking lot as shown in the submitted site plan dimensions. Two quotes were submitted to show the price difference between gravel and concrete surfacing and how this will constitute a financial hardship for the proposed privately funded 60'x160' wrestling facility. The two driveway entrances shall be installed in accordance with the Public Works Standard Details, and curb stops will be required in each parking space. The two ADA parking stalls will be concrete, as will the sidewalk from those stalls to the building entrance. The parking lot will be illuminated by the building's exterior lighting. Marshall requested that, beyond the driveway entrances and the existing sidewalk, an additional 4 feet of concrete be placed the width of the driveway to reduce the amount of gravel escaping from the parking lot onto the sidewalk. K Anderson also noted that rainwater will likely accelerate erosion of the gravel surfacing and that a drainage plan should be developed to minimize the impact.

The public hearing was closed at 4:14 p.m.

Motion by Mead to approve the variance request for 6” of gravel surfacing in the parking lot within the dimensions of the submitted site plan. Marshall amended the motion to include the 4-foot section of concrete beyond the driveway entrances and the existing sidewalk. Both motions were seconded by K Anderson. Motion carried unanimously 5-0.

There is a 30-day appeal period which shall expire on March 5, 2026.

### **7. Adjournment**

Motion by Marshall to adjourn at 4:17 p.m., seconded by Baier. Motion carried unanimously 5-0.

ATTEST:

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Board of Zoning Appeals

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Community Development