



Abilene Planning Commission Minutes

Abilene City Hall

419 N. Broadway, Abilene, KS

April 6, 2021 @ 4:00 p.m.

1. Call to Order by Chair Finn-Bowers

2. Roll Call – Planning Commissioners Present: Rod Boyd, Vice Chair Bill Marshall, Chair Brenda Finn-Bowers, Travis Sawyer

Not Present: Jeffrey Higgins

Staff Present: Planning & Zoning Administrator Kari Zook, City Inspector Travis Steerman, Interim City Manager Marcus Rothchild

3. Approval of Agenda

Motion by Commissioner Sawyer to approve the agenda, seconded by Vice Chair Marshall. Motion carried unanimously 4-0.

4. Minutes

Motion by Vice Chair Marshall to approve the February 2, 2021 minutes, seconded by Commissioner Boyd. Motion carried unanimously 4-0.

Business

5. Opened Public Hearing (4:02 p.m.) for approval of a conditional use permit application, **PC 21-04-1**, from Salley Holley d/b/a Cornerstone Childcare Center Corp, 121 NE 5th St., to allow the childcare facility to provide care for thirteen (13) or more children within the R-3 residential zoned district.

*Public Comment – Elizabeth Weese with the Community Foundation expressed support for the childcare center and that they have funded different aspects of this project.

*Commission Comment – Questions from Commissioners addressed fencing in the play area outside, video monitoring system, and the teacher/child ratios per classroom.

Closed Public Hearing 4:09 p.m.

Motion by Commission Sawyer to approve the conditional use permit for Cornerstone Childcare Center Corp under the following conditions: the childcare center shall comply with all applicable building codes, fire marshal regulations, and state childcare facility licensing regulations. Seconded by Vice Chair Marshall. Motion carried unanimously 4-0.

6. Opened Public Hearing (4:10 p.m.) for approval of a small subdivision plat, **PC 21-04-2**, from Kevin Guffey, Guffey Properties, LLC, for future development at the site address of 1700 Blk N. Buckeye Ave. within the C-3 commercial zoned district.

*Public Comment – none received.

*Commission Comment – Questions from Commissioners addressed the site drainage plans that were answered by the City Attorney's supplemental handout provided that listed conditions.

Closed Public Hearing 4:15 p.m.

Motion by Commissioner Boyd to approve the small subdivision plat with the condition to include the amendments as presented by the City Attorney:

- o As a precondition to the City Commission's consideration of the plat, the plat shall be revised so that the area shown as a 60-foot "access easement" is shown as dedicated public right-of-way.
- o As a precondition to the City Commission's consideration of the plat, the revised plat shall designate the name by which the proposed street shall be officially known.
- o As a precondition to the City Commission's consideration of the plat, the applicant shall cause a right-of-way deed to be delivered to the City for the 30' portion of the right-of-way on property owned by Highland Homes. The right-of-way deed shall be in a form approved by the City Attorney.
- o The property owner will maintain the detention basin and all piping. Maintenance will follow the landowner and is not the responsibility of the city for its maintenance.
- o The property owner shall be responsible for installation of all public improvements, in conformity with the City's subdivision regulations. No building permit shall be issued until the owner has executed a written agreement with the City to undertake and complete all public improvements, including streets, sidewalks, water, and sewer in the public right-of-way to city standards, pursuant to Section 2-403(e) of the City's subdivision regulations. After a year's warranty an inspection will be made and any repairs will be completed prior the city taking over the street, sidewalk, water, and sewer maintenance.

Seconded by Commissioner Sawyer. Motion carried unanimously 4-0.

7. Opened Public Hearing (4:21 p.m.) for approval of a conditional use permit application, **PC 21-04-3**, from Greg Huston d/b/a Kiddco, LLC, to allow a mini storage facility at the site address of 1309 NW 3rd St. within the C-3 commercial zoned district.

*Public Comment – Two e-mails from property owners within 200 feet with reservations were read to the Commissioners.

*Commission Comment – Questions from Commissioners addressed fencing and surface material. Applicant withdrew the CUP application after discussion.

Closed Public Hearing 4:24 p.m.

8. Planning Commission Comments and Staff Updates

None

9. Adjournment

Motion by Commissioner Sawyer to adjourn, seconded by Vice Chair Marshall. Motion carried unanimously 4-0.



Brenda Finn-Bowers, Chair

Bill Marshall, Vice Chair

ATTEST:



Kari Zook

Planning & Zoning Administrator