



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107 AND VIA ZOOM
DECEMBER 7, 2021
4:00 P.M.

1. CALL TO ORDER / KOMA CONFIRMATION / ROLL CALL

- (1.1) Call to Order
- (1.2) Chair requests staff confirmation that Kansas Open Meeting Act required notice has been properly provided.
- (1.3) Roll Call

2. APPROVAL OF MINUTES

- (2.1) Approval of the Minutes of the November 16, 2021 regular meeting.

3. NEW BUSINESS

Public Hearing Items

The applicant or an appointed representative must be present in order for the Planning Commission to take action on an item.

- ***Quasi-Judicial Matters***

Commission members may not receive or engage in ex-parte contact with the applicant, other parties interested in the application, or members of the public concerning the application or issues presented in the application.

- (3.1) Application #CU21-11, filed by Megan Carolan, requesting approval of a Conditional Use Permit to establish and operate a tobacco shop and an electronic cigarette establishment (vape shop) in a C-3 (Shopping Center) zoning district. The subject property is legally described as all of Lots 37, 39, and 41, except the East 70 ft. of Lot 41, all situated on Santa Fe Avenue in the Grounds of Kansas Wesleyan University an Addition to the City of Salina, Saline County, Kansas, plus the East 7.5 ft. of alley vacated by Ordinance No. 1266, filed for record in Book I of Contracts page 558, adjoining the above property on the West and is addressed as 1300 S. Santa Fe Avenue.
- (3.2) Public hearing on Applications #M21-11 and #Z21-9 filed by Marchelle Hightower-Moravec
 - (a) Application #M21-11, filed by Marchelle Hightower-Moravec, requesting an amendment of the Future Land Use Map (Fig. 2.1) of the Salina, Kansas

Comprehensive Plan to change the future land use designation of property located on the east side of Seneca Avenue between Crawford Street and Cherokee Drive from future Suburban Residential to future Commercial.

- (b) Application #Z21-9, filed by Marchelle Hightower – Moravec, requesting a change in zoning district classification from R-1 (Single-Family Residential) zoning district to C-2 (Neighborhood Shopping) zoning district on property located on the east side of Seneca Avenue south of Crawford Street to allow construction of a commercial building. The property that is subject of this rezoning request is legally described as Lot 6, Block 18 in the Sunset Manor Addition to the City of Salina, Saline County, Kansas and addressed as 717 Seneca Avenue.

- ***Legislative Matters***

- (3.3) Application #Z21-11, filed by the Salina City Planning Commission, requesting approval of an amendment of the Salina Zoning Ordinance to add Section 42-229.1 establishing regulations for short term RV parking at travel plazas and hotels and motels within the city and amendment of Section 42-318 and Section 42-339 to add short term RV parking as a listed conditional use in the C-5 (Service Commercial) and C-7 (Highway Commercial) zoning districts.

Administrative Items

None

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

5. PUBLIC FORUM

6. ADJOURNMENT