



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, APRIL 5, 2022
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) Minutes of the March 15, 2022 regular meeting will be made available for review at a future Planning Commission 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 #Z19-2A, filed by Derek Lee on behalf of McArthur Enterprises, Ltd., requesting approval of an amended PC-5 (Planned Service Commercial) district on a 44 acre tract of land located on the west side of South 9th Street north of Water Well Road. The subject property is legally described as Lots 1-4, Block 1 of the Long-McArthur Addition and Lot 1, Block 1 of Long-McArthur Addition No. 2 to the City of Salina, Saline County, Kansas. This property is located in the 3300 and 3400 blocks of South 9th Street and is part of the South 9th Street Corridor Overlay District. [Continued from the March 15, 2022 meeting to allow revisions to be made to the Quick Lane site plan.]
- (3.2) Application #P22-2/2A, filed by Derek Lee on behalf of McArthur Enterprises, Ltd., requesting approval of a combined replat of the Long-McArthur Addition and Long-McArthur Addition No. 2. The replat area is a 44.16 acre tract of land located on the west

side of South 9th Street north of Water Well Road. (To be platted and known as Long-McArthur Addition No. 3). [Continued from the March 15, 2022 meeting to allow revisions to be made to the plat.]

- **Legislative Matters**

(3.3) Application #Z22-4, filed by Chuck Thorne on behalf of Vineyard Management Group, the owners of Cedar Creek Manufactured Home Park, requesting approval of an amendment of Ordinance No. 96-9738 which established the development standards and limitations in the Cedar Creek Manufactured Home Park. The request is to (1) eliminate the minimum width and length dimensions on single-wide and double wide lots in the park, (2) allow single-wide units on lots limited to double wide units on the Park Plan and, (3) eliminate the requirement that all manufactured home units have carports.

(3.4) Application #Z22-5, filed by Bruckner Truck Sales, Inc. DBA Bruckner's Truck and Equipment, requesting an amendment of Section 42-347 of the I-1 (Industrial Park) district regulations to add truck sales and service to the list of permitted uses in the I-1 district.

Administrative Items

None

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

None

5. PUBLIC FORUM

6. ADJOURNMENT

Attending the Meeting via Zoom

Planning Commission meetings can be attended in-person at the City/County Building in Room 107 or via Zoom until further notice. To participate via Zoom, use the following link: <https://us02web.zoom.us/j/82421695729>. The meeting can also be accessed by phone at 1-346-248-7799. Enter Meeting ID: 824 2169 5729 when prompted. For more information on how to join the Zoom meeting, please refer to the *Helpful Hints* document that is attached to this agenda.

Record of this Meeting

This public meeting will be recorded by Salina TV and available to view online free of charge at <https://salina-tv.com/CablecastPublicSite/>. To receive meeting packets by email, subscribe to *Email Notifications* at <http://www.salina-ks.gov/content/18160/23455/23473/default.aspx>. Meeting DVDs and paper copies of meeting packets are available upon request (retrieval and/or duplication fees may apply). Please contact the Community and Development Services Department at building.services@salina.org or by phone at 785.309.5715 to request these open public records.