



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, JUNE 7, 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) Approval of the Minutes of the May 17, 2022 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 #CU22-4, filed by The Library Sports Bar and Grill requesting approval of a Conditional Use Permit to allow outdoor amplified sound to be added to an outdoor patio area at the bar and grill. The subject property is legally described as Lots 38, 40 and 42 on Santa Fe Avenue, plus 8 ft. of vacated alley, in the Grounds of KWU Addition to the City of Salina, Saline County, Kansas and addressed as 1307 South Santa Fe Avenue.
- (3.2) Application #CU22-5, filed by Bruckner Truck Sales, Inc., requesting approval of a Conditional Use Permit to allow truck sales and service in an I-1 (Industrial Park) zoning district. The subject property is located in Block 24 of the Schilling Subdivision and is addressed as 1645 Copper Court.

- (3.3) Public hearing on Applications #Z22-7 and #P10-1B filed by Stone Lake Development, LLC
- (a) Application #Z22-7, filed by Stone Lake Development, LLC, requesting approval of a change in zoning district classification from A-1 (Agricultural) to R-2 (Multi-Family Residential) on a 52 acre unplatted tract of land located east and south of the Stone Lake sandpit lake at the northeast corner of South Ohio Street and Schilling Road.
 - (b) Application #P10-1B, filed by Stone Lake Development, LLC, requesting approval of a preliminary plat of Stone Lake Addition No. 2, a proposed 47 lot plat subdivision of a 52.3 acre tract of land located east and south of the Stone Lake sandpit lake. This proposed residential subdivision is located at the southeast corner of South Ohio Street and Schilling Road.
- (3.4) Application #M22-6, filed by Stone Lake Development, LLC requesting approval of four (4) street name changes in the Stone Lake Addition and proposed Stone Lake Addition No. 2. The proposed changes are:
- Shoreline Drive North to Pura Vida Drive (Stone Lake Addition No. 2)
 - Crystal Lake Drive and Shoreline Drive South to Vista Sur Drive (Stone Lake Addition and Stone Lake Addition No. 2)
 - Shoreline Drive South to Malibu Drive (Stone Lake Addition)
 - Crystal Lake Drive and Shoreline Drive North to North Shore Drive (Stone Lake Addition)
- (3.5) Public hearing on Applications #Z22-8 and #P15-3B filed by Magnolia Hills, Inc.
- (a) Application #Z22-8, filed by Magnolia Hills, Inc., requesting a change in zoning district classification from A-1 (Agricultural) to R-1 (Single-Family Residential) and R-2 (Multi-Family Residential) on a 46.84 acre unplatted tract of land located on the west side of Holmes Road north of Magnolia Road.
 - (b) Application #P15-3B, filed by Magnolia Hills, Inc., requesting approval of a preliminary plat of Magnolia Hills Estates No. 3, a proposed 116 lot subdivision of a 46.84 acre tract of land located on the west side of Holmes Road, north of Magnolia Road. This proposed residential subdivision is located directly east and is an extension of Magnolia Hills Estates Addition No. 2.
- (3.6) Application #PDD86-2E, filed by Presbyterian Manors, Inc. dba Salina Presbyterian Manor, requesting approval of a Planned Development District (PDD) ordinance and approval of an amended final development plan to allow construction of 29 new cottages in the northeast corner of the Presbyterian Manor campus and a wellness center addition on to the main building. The subject property is the Salina Presbyterian Manor campus located on the north side of East Crawford Street east of Seitz Drive and is addressed as 2601 East Crawford Street. The campus is zoned PDD R-2 (Multi-Family Residential) and contains 40 acres.

- **Legislative Matters**

None

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.