



## AGENDA

**PLANNING COMMISSION**  
CITY-COUNTY BUILDING, ROOM 107  
TUESDAY, AUGUST 2, 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 July 5, 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 #CU22-8, filed by The Point, LLC, requesting approval of a Conditional Use Permit to allow a drinking establishment with an outdoor food and beverage serving area in the C-4 (Central Business) district. The subject property is legally described as Lot 80 on Seventh Street in the Original Town of Salina, Saline County, Kansas and addressed as 157 N. 7<sup>th</sup> Street.
- (3.2) Application #CU22-9, filed by Sean and Jessica Kindlesparger, requesting approval of a Conditional Use Permit to allow multiple-family dwellings and townhomes to be constructed in a PC-2 (Planned Neighborhood Shopping) district. The subject property is legally described as a portion of Lot 2 and Lots 3, 6, 7 and 8, Block 2 of the Brock Addition to the City of Salina, Saline County, Kansas.

(3.3) Public hearing on plans for developing Phase II of the River Run Addition.

- a. Application #PDD03-1D, filed by River Run Estates, LLC, requesting a change in zoning district classification from A-1 (Agricultural) to PDD-R (Planned Development District Single-Family Residential) and approval of an amended preliminary development plan for an 11 lot residential subdivision on a 29.15 acre tract of land located south of the River Run Addition and west of Great Life Golf and Fitness.
- b. Application #P03-4D, filed by River Run Estates, LLC, requesting approval of an amended preliminary plat/development plan for a proposed 11 lot subdivision on a 29.15 acre tract of land located south of the River Run Addition and west of Great Life Golf and Fitness (to be platted and known as River Run Addition No. 2 or River Run Estates).

- **Legislative Matters**

None

**Administrative Items**

- (3.4) Application #P22-1A, filed by Building Kansas, LLC and the Salina Airport Authority, requesting approval of a final plat of a proposed 170 lot subdivision of a 53.26 acre tract of land located at the north end of Foxboro Drive, east of Centennial Road (to be platted and known as the Aero Plains Addition).

**Preliminary Discussion Items**

None

4. UNFINISHED OR OTHER BUSINESS
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](mailto:building.services@salina.org) or by phone at 785.309.5715 to request these open public records.