



## AGENDA

**PLANNING COMMISSION**  
CITY-COUNTY BUILDING, ROOM 107  
TUESDAY, DECEMBER 20, 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 November 15, 2022 regular meeting.

### **3. NEW BUSINESS**

#### **Public Hearing Items (Rescheduled from December 6, 2022 meeting)**

*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 #PDD22-1, filed by Kansas Wesleyan University, requesting a change in zoning district classifications from R-2 (Multiple – Family Residential) district to PDD (R-2) (Multiple – Family Residential) district and approval of a preliminary/final development plan for Phase I of the proposed Coyote Row (tiny home student housing village). The property that is the subject of this application is located at the southwest corner of Highland Avenue and Claflin Avenue and is legally described as Lots 75, 77, 79, 81 and 83 on Highland Avenue, the Grounds of Kansas Wesleyan University an addition to the City of Salina, Saline County Kansas.

- (3.2) Public Hearing on Applications #Z22-12 and #P22-3 filed by Beck's Hybrid Seeds.
- (a) Application #Z22-12, filed by Beck's Hybrid Seeds, requesting a change in zoning district classification from A-1 (Agricultural) to I-2 (Light Industrial) to allow construction of a sales office and warehouse space. The subject property is a 15 acre tract of land located on the west side of North Ohio Street south of I-70, directly south of Foley Equipment Company.
  - (b) Request for concurrent site plan review and approval of proposed sales office and warehouse building for Beck's Hybrid Seeds on a site located in the North Ohio Overlay District at 2175 North Ohio Street.
  - (c) Application #P22-3, filed by Beck's Hybrid Seeds, requesting approval of a preliminary plat of a one (1) lot plat of a 15.43 acre tract of land located on the west side North Ohio Street south of I-70. (To be platted and known as Beck's Addition to the City of Salina.)

- **Legislative Matters**

None

**Administrative Items (Rescheduled from December 6, 2022 meeting)**

- (3.3) Application #P10-1B, filed by Stone Lake Development, LLC, requesting approval of a final plat of Stone Lake Addition No. 2, a proposed 48 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 #P15-3B, filed by Magnolia Hills, Inc., requesting approval of a final plat of Magnolia Hills Estates No. 3, a proposed 11 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 of and is an extension of Magnolia Hills Estates Addition No. 2.

**Preliminary Discussion Items**

None

**4. UNFINISHED OR OTHER BUSINESS**

**5. PUBLIC FORUM**

**6. ADJOURNMENT**