



## SPECIAL MEETING AGENDA

**PLANNING COMMISSION**  
CITY-COUNTY BUILDING, ROOM 107  
TUESDAY, JANUARY 31, 2023  
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 December 20, 2022 regular meeting.

### **3. NEW BUSINESS**

#### **Public Hearing Items (Rescheduled from January 17, 2023 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) Public Hearing on Applications #Z22-12 and #P22-3 filed by Beck's Hybrid Seeds.  
(Continued from December 20, 2022 Meeting)
  - (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.)
- (3.2) Application #CU22-11, filed by Clearwave Fiber, requesting approval of a Conditional Use Permit to allow construction of a utility hut structure in an R-3 (Multi-Family Residential) zoning district. The proposed site is located behind Statcare at 1001 South Ohio Street and is legally described as the North 154.24 ft. of Lot Two (2), Block Ten (10) in the Replat of Block One (1), Lots One (1) through Eight (8), Dow Addition to the City of Salina, Saline County, Kansas and the North 30 ft. of Lots One (1) and Two (2) in the H&H addition Replat of the South Half (S/2) of Lot Two (2), Block Ten (10) in the Replat of Block One (1), Lots One (1) through Eight (8), Dow Addition to the City of Salina, Saline County, Kansas.

• **Legislative Matters**

- (3.3) Application #Z22-13, filed by Jerry Helmer on behalf of Chris Helm, requesting an amendment of Section 42-362 of the I-2 (Light Industrial) District Regulations and Section 42-382 of the I-3 (Heavy Industrial) District Regulations to add storage of consumer fireworks [1.4G] to the list of permitted uses in the I-2 (Light Industrial) and I-3 (Heavy Industrial) zoning districts.

**Administrative Items (Rescheduled from January 17, 2023 meeting)**

- (3.4) Review of the proposed 2023 Capital Improvement Program (CIP) projects for conformance with the Comprehensive Plan.
- (3.5) Presentation of 2022 Annual Report

**Preliminary Discussion Items**

None

**4. UNFINISHED OR OTHER BUSINESS**

**5. PUBLIC FORUM**

**6. ADJOURNMENT**