



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, JUNE 6, 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 May 16, 2023 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) Public Hearing on Applications #A23-2, #PDD23-1, and #P23-1, filed by Stan Byquist, requesting annexation, a change in zoning district classification from Saline County AG (Agricultural) to PDD R-2 (Multi-Family Residential), and approval of a preliminary plat on a 16.37 acre tract of land located on the east side of South Ohio Street south of Magnolia Road directly south of the Knox Sandpit.
 - (a) Application #A23-2, filed by Stan Byquist, requesting annexation of a 16.37 acre tract of land located on the east side of South Ohio Street south of the Knox Sandpit. (Continued from the May 16, 2023 meeting at the request of the applicant.)
 - (b) Application #PDD 23-1, filed by Stan Byquist, requesting a change in zoning district classification from Saline County AG (Agricultural) to PDD R-2 (Multi-Family Residential) to allow the construction of single-family homes and townhomes on a

16.37 acre tract of land located on the south side of the Knox Sandpit. (Continued from the May 16, 2023 meeting at the request of the applicant.)

(c) Application #P23-1, filed by Stan Byquist, requesting approval of a 15 lot subdivision of a 16.37 acre tract of land located on the south side of the Knox Sandpit (to be platted and known as Lakeview Estates Addition No.3). (Continued from the May 16, 2023 meeting at the request of the applicant.)

(3.2) Application #CU23-1, filed by Bieberly Architects on behalf of Samsul Alam, motel operator, requesting approval of a Conditional Use Permit to allow a tobacco shop in a C-5 (Service Commercial) district. The proposed tobacco shop location is a vacant room at the Airliner Motel on North Broadway Boulevard. The motel property is legally described as Lot Nine (9), except the North 20 feet thereof, all of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20), plus vacated north-south alley, in Block Two (2), Pacific Addition to the City of Salina, Saline County, Kansas and addressed as 781 North Broadway Boulevard.

- ***Legislative Matters***

None

Administrative Items

None

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 <http://salina-tv.com>. 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.



ADDRESSING THE PLANNING COMMISSION

The public is invited to speak to the Planning Commission during the public hearing portion of any item under discussion and during the Public Forum. Please raise your hand and after receiving recognition from the Chairman, approach the front, state your name, address and purpose for speaking.

Generally, the order of presentation after introduction of an item by the Chairman will be:

1. Determination if the applicant or his/her representative is present.
2. Brief presentation by the staff.
3. Comments by the applicant.
4. Comments by interested citizens.
5. Additional comments by the applicant and/or citizens, as appropriate.
6. Closing of public comment portion of hearing by Chairman.
7. Planning Commission discussion and action.

Please note that, in many cases, (e.g., zoning amendments, planned development districts, final plats), the Planning Commission action represents a recommendation to be submitted to the City Commission. Those particular items, if on today's agenda, are scheduled for consideration by the Salina City Commission on **June 26, 2023**. To file a protest petition on a rezoning application, please contact the City Clerk's Office at 785.309-5735. In other cases, a decision of the Planning Commission is final, unless appealed to the City Commission. If you have any questions or concerns, please contact the Community and Development Services Department at 785.309.5715.