



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, JUNE 20, 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 June 6, 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 #Z23-2 and #P23-2/2A, filed by Ann Feil on behalf of the Salina Health Education Foundation, requesting a change in zoning district classification from C-7 (Highway Commercial) and A-1 (Agricultural) to I-2 (Light Industrial) and approval of a combined preliminary/final plat on a 13.3-acre tract of land located on the east side of North Ohio Street south of I-70
 - (a) Application #Z23-2, filed by Ann Feil on behalf of the Salina Health Education Foundation, requesting a change in zoning district classification from C-7 (Highway Commercial) and A-1 (Agricultural) to I-2 (Light Industrial) to allow a utility company/contractor to relocate to the former Harley-Davidson dealership site. The rezoning request area is located on the east side of North Ohio Street, south of Flying J and consists of Lot 1, Block 1 of the Lindfors Addition to the City of Salina and a vacant 8.96-acre tract of land to the south which is currently unplatted.

- (b) Application #P23-2/2A, filed by Ann Feil on behalf of the Salina Health Education Foundation, requesting approval of a two lot subdivision of a 13.3-acre tract of land located on the east side of North Ohio Street, south of I-70 (to be platted and known as the ADR Addition).
- (3.2) Public hearing on Applications #A23-3, #Z23-3 and #P23-3, filed by Beck's Hybrid Seeds, requesting annexation, a change in zoning district classification from Salina County AG and A-1 (Agricultural) to I-2 (Light Industrial) and approval of a preliminary plat on a 23.92-acre tract of land located on the west side of North Ohio Street, south of I-70.
- (a) Application #A23-3, filed by Beck's Hybrid requesting annexation of a 19.80-acre tract of land located south of I-70 and between North Fifth Street and North Ohio Street, directly west of Foley Equipment Company.
- (b) Application #Z23-3, filed by Beck's Hybrid Seeds, requesting a change in zoning district classification from Saline County AG and A-1 (Agriculture) to I-2 (Light Industrial) to allow construction of a sales office and warehouse space. The rezoning request area is a 23.92-acre tract of land located on the west side of North Ohio Street south of I-70, directly south and west of Foley Equipment Company.
- (c) Application #P23-3, filed by Beck's Hybrid Seeds, requesting approval of a preliminary plat of a 1-lot subdivision of a 23.72-acre tract of land located on the west side of North Ohio Street south of I-70, directly south and west of Foley Equipment Company (to be platted and known as Beck's Addition to the City of Salina).
- (3.3) Applications #Z23-4 and #P23-4, filed by Gary Johnson a change in zoning district classification from A-1 (Agricultural) to I-2 (Light Industrial) and approval of a preliminary plat on a 35-acre tract of land located on the north side of Diamond Drive west of North 9th Street.
- (a) Application #Z23-4, filed by Gary Johnson a change in zoning district classification from A-1 (Agricultural) to I-2 (Light Industrial) to allow future industrial-type development. The rezoning request area is a 35-acre tract of land located on the north side of West Diamond Drive north of I-70, directly west of the Petro 2 Travel Plaza and Jackson Flats.
- (b) Application #P23-4, filed by Gary Johnson, requesting approval of a preliminary plat of a 4-lot subdivision of a 35-acre tract of land located on the north side of West Diamond Drive north of I-70, directly west of the Petro2 Travel Plaza and Jackson Flats (to be platted and known as the Johnson Trucking Addition to the City of Salina).

- **Legislative Matters**

None

Administrative Items

- (3.4) Applications #P23-5, filed by Mark Augustine on behalf of the Mark Augustine Trust, requesting approval of a preliminary plat of a 4-lot subdivision of a 25.91-acre tract of land located at the southwest corner of South 9th Street and Water Well Road (to be platted and known as the Augustine Addition).

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS
5. PUBLIC FORUM
6. ADJOURNMENT