



## AGENDA

**PLANNING COMMISSION**  
CITY-COUNTY BUILDING, ROOM 107  
TUESDAY, OCTOBER 15, 2024  
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 September 17, 2024 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 #SUP24-3, filed by Stutzman's Greenhouse, Inc., requesting a Special Use Permit to allow a seasonal open air market / seasonal outdoor garden center to locate and operate in a PDD (C-3) (Shopping Center) district. The subject property is the Central Mall parking lot located west of the south end of the Central Mall building. The property is legally described as Lot 1, Block 1 of the Central Mall Subdivision in the City of Salina, Saline County, Kansas and addressed as 2259 S 9<sup>th</sup> Street. (Rescheduled to October 15, 2024 due to the lack of quorum at the October 1, 2024 meeting).
- (3.2) Amended Application #Z24-1, filed by Southlands Development, LLC, requesting a change in zoning classification from Saline County AG (Agricultural) to PC-7 (Planned Highway Commercial) and approval of a site development plan for a proposed Maverik Convenience store. The property that is the subject of this application is a 10.49 acre tract of land located at the northwest corner of Water Well Road and Interstate 135, directly north of the Yost Addition.

- **Legislative Matters**

None

**Administrative Items**

(3.3) Application #P24-1A, filed by Southlands Development, LLC, requesting approval of a final plat of a 10.49 acre tract of land located on the west side of I-135 north of Water Well Road (to be platted and known as the Windy Creek 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 <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](mailto:building.services@salina.org) or by phone at 785.309.5715 to request these open public records.