



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, DECEMBER 3, 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 October 15, 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 #CU24-8, filed by Debra Schmid on behalf of Pettie's Flowers, LLC, requesting approval of a Conditional Use Permit to allow a retail liquor store in a C-2 (Neighborhood Shopping) zoning district for the purpose of selling alcoholic beverages, hosting wine and floral design events, as well as including alcohol as part of their floral packages. The subject property is legally described as Lots 13, 14, 15 and 16 on Center Street in Smith and Colyard's Addition to the City of Salina, Saline County, Kansas and addressed as 341 Center Street.
- (3.2) Public hearing on Applications #Z19-6, #P19-2 and #P19-2A, filed by Roger Bhakta, Bhakta Construction, Inc., requesting a change in zoning district classification from A-1 (Agricultural) to C-7 (Highway Commercial) to allow the development of a 6.31 acre tract of land located at the west end of Bhakta Court west of North 9th Street.

- (3.2a) Review proposed Interstate District Southwest of I-70 Addition No. 2 subdivision for conformance with the Comprehensive Plan.
- (3.2b) Application #Z19-6, filed by Bhakta Construction, Inc., (Roger Bhakta) requesting a change in zoning district classification from A-1 (Agricultural) to C-7 (Highway Commercial) on a 6.31 acre tract of land located at the west end of Bhakta Court west of North 9th Street.
- (3.2c) Application #P19-2, filed by Bhakta Construction, Inc. (Roger Bhakta), requesting approval of a preliminary plat of a 3 lot commercial subdivision on a 6.31 acre tract of land located at the west end of Bhakta Court west of North 9th Street. (To be platted and known as Interstate District Southwest of I-70 Addition No. 2).
- (3.2d) Application #P19-2A, filed by Bhakta Construction, Inc. (Roger Bhakta), requesting approval of a final plat of a 3 lot commercial subdivision on a 6.31 acre tract of land located at the west end of Bhakta Court west of North 9th Street. (To be platted and known as Interstate District Southwest of I-70 Addition No. 2).
- (3.3) Application #M24-14, filed by the City Engineer, requesting review and possible amendment of the Major Street Plan Map (Figure 2.7) of the Salina, Kansas Comprehensive Plan to update the street classifications shown on the Functional Street Classification Map for the City of Salina.

- ***Legislative Matters***

None

Administrative Items

- (3.4) Review of the projects proposed in the 2025 Capital Improvement Program (CIP) for conformance with the Comprehensive Plan.

Preliminary Discussion Items

None

4. UNFINISHED OR OTHER BUSINESS

5. PUBLIC FORUM

6. ADJOURNMENT