



AGENDA

PLANNING COMMISSION
CITY-COUNTY BUILDING, ROOM 107
TUESDAY, MAY 6, 2025
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 April 15, 2025 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 #Z25-2, filed by Jeff Maes on behalf of H&M Investments, LLC and Riffel Development Co., Inc., requesting approval of an amendment to Section 42-418.2 of the South Ninth Street Corridor Overlay District regulations to add auto body and collision repair with screened outdoor storage to the list of Conditional Uses allowed in the South Ninth Corridor Overlay District.
- (3.2) Application #Z25-3, filed by the Salina City Planning Commission, requesting a comprehensive review and amendment of Section 42-59 of the Zoning Ordinance (Temporary Uses) to eliminate all conflicts with Chapter 6, Article IV of the Salina Code (Downtown Arts, Commerce and Entertainment District) and Chapter 6, Article V of the Salina Code (Special Events) and amendment of Section 42-306(2) of the C-4 (Central Business) District Use Limitations to allow for outdoor merchandise areas and minor sidewalk dining areas within the C-4 zoning district.

- **Legislative Matters**

None

Administrative Items

- (3.3) Application #Z98-8I, filed by Geoff Bates, Bates Engineering on behalf of VRE Salina 2.0, LLC, requesting approval of a final site development plan for a Valvoline oil change center in a PC-3 (Planned Shopping Center) district. The subject property is legally described as the North 101 ft. of Lot 6, Block 1 in the Replat of Auburndale Addition to the City of Salina, Kansas and addressed as 3105 S. 9th Street.

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 <https://salina-tv.com/CablecastPublicSite/>. To receive meeting packets by email, subscribe to *Email Notifications* at <https://www.salina-ks.gov/notification-hub>. 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 buildingservices@salina.org or by phone at 785.309.5715 to request these open public records.