

Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
December 7, 2021 at 4:00 p.m.



1. Call to Order by Chair Finn-Bowers

2. Roll Call – Planning Commissioners Present: Rod Boyd, Vice Chair Bill Marshall (by phone), Chair Brenda Finn-Bowers, Travis Sawyer

Not Present: Jeffrey Higgins

Staff Present: Planning & Zoning Administrator Kari Zook, City Inspector Travis Steerman

Applicants Present: Mike Blaske, David Strong

3. Approval of Agenda

Motion by Commissioner Sawyer to approve the agenda, seconded by Commissioner Boyd. Motion carried unanimously 4-0.

4. Minutes

Motion by Commissioner Boyd to approve the August 3, 2021 minutes, seconded by Commissioner Sawyer. Motion carried unanimously 4-0.

Business

5. Public Hearing for approval of a rezoning application, **PC 21-12**, from Windy Trails RV, LLC owned by David Strong to rezone the parcel located at 1900 BLK NW 14th St., Abilene, KS from I-1 Light Industrial District to C-3 General Commercial District. The staff report and recommendation were discussed. The public hearing was opened at 4:03 p.m. David Strong and project architect Mike Blaske provided details and the site map of the intended RV park. No public were in attendance, thus no comments. The public hearing was closed at 4:16 p.m. Motion by Commissioner Boyd to recommend approval of the rezoning request, seconded by Commissioner Sawyer. Motion carried unanimously 4-0.

6. Public Hearing for approval of conditional use permits application, **PC 21-12**, from Windy Trails RV, LLC owned by David Strong to allow a travel trailer park and self-storage at the site address of 1900 BLK NW 14th St., Abilene, KS. The staff report and recommendation were discussed. The public hearing was opened at 4:18 p.m. David Strong and project architect Mike Blaske provided details and the site map of the intended RV park. No public were in attendance, thus no comments. The public hearing was closed at 4:19 p.m. Commissioners discussed the amenities included in the park and the regulations pertaining to Section 9-11 Travel Trailer Parks being met. Motion by Commissioner Sawyer to recommend approval of the conditional use

permits request under the following conditions: the applicant shall comply with all applicable building codes and regulations listed in Section 9-11 Travel Trailer Parks, and the applicant shall install a fire hydrant on the property. Seconded by Commissioner Boyd. Motion carried unanimously 4-0.

7. Planning Commission Comments and Staff Updates

Staff noted that Commissioner Jeffrey Higgins has missed three consecutive meetings with no contact. Per the Planning Commission Bylaws Article 3 Section 5, the commission may recommend to the City Commission a removal of any member who has three consecutive absences from regular meetings. Motion by Vice Chair Marshall to remove Jeffrey Higgins as a Planning Commissioner, seconded by Commissioner Boyd. Motion carried unanimously 4-0.

8. Adjournment

Motion by Commissioner Boyd to adjourn, seconded by Commissioner Sawyer. Motion carried unanimously 4-0.


Brenda Finn-Bowers, Chair
Bill Marshall, Vice Chair

ATTEST:



Kari Zook

Planning & Zoning Administrator