

Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
February 6, 2024, at 4:00 p.m.



1. Call to Order by Vice Chair Marshall at 4:00 p.m.

2. Roll Call

Planning Commissioners Present: Vice Chair Bill Marshall, William Rose, Penni Zelinkoff, Eric Anderson, Rod Boyd, Matt Mead

Absent: Chair Travis Sawyer

Staff Present: Community Development Director Kari Zook, Administrative Assistant Kellie Olson, Parks & Recreation Director Kellee Timbrook, Finance Director Leann Johnson, City Manager Ron Marsh

Public Present: David Foster, Kathy Barten, Robin Black, Duane Schrag, Byron Adrian, Corey Bannister, Bill Marshall, Matt Farson, Ben Ines, Chad Weller, Austin Britt, Shelly Crane, Billy Hansen, Jessica Goodale

3. Approval of Agenda

Motion by Zelinkoff to approve the agenda, seconded by Mead. Motion carried unanimously 6-0.

4. Minutes

Motion by Rose to approve the January 16, 2024, minutes as written, seconded by Boyd. Motion carried unanimously 6-0.

Business

5. Annual election of Chair and Vice Chair

Motion by Mead to elect Travis Sawyer as Chair, seconded by Rose. Motion carried unanimously 6-0.

Motion by Mead to elect Penni Zelinkoff as Vice Chair, seconded by Boyd. Motion carried unanimously 6-0.

6. Parks Master Plan – Foster Design Associates, LLC

David Foster presented an overview of the Parks Master Plan. Discussion was held regarding any revisions needed amongst the commissioners and the public present.

Motion by Boyd that the Planning Commission accept the Abilene Park System Master Plan 2024-2045 as revised and that the Plan be recommended to the Abilene Recreation Commission for their review and approval. Seconded by Anderson, motion carried unanimously 6-0.

The Plan will be presented to the Recreation Commission on February 12, 2024, for their review and approval. It will then be forwarded to the City Commission for their certification of the Plan as a policy document of the City of Abilene.

7. Public hearing for PC 24-2, a concurrent submission of a preliminary and final plat for Abilene Court; Mennonite Housing senior living housing development at the current site address of 2005 N Buckeye Ave.

The staff report was discussed. The public hearing was opened at 4:44 p.m.

Duane Schrag posed the question regarding a sidewalk along 21st Street on the south side where the development will be. The final plat only includes the parcel with the utility easements listed. Byron Adrian, the representative of Mennonite Housing, addressed the portion of the sidewalk in question. In past discussions, it was determined the sidewalk would essentially lead to nowhere as Holm Automotive doesn't have a sidewalk leading to Buckeye Ave, and the homes on Faith Ave (Dawson Estates) and Ridge Road (Eastridge Addition) did not require sidewalks on their plats in the past. Discussion regarding the City's intent for a future plan for walkability and connectivity may address this area and the need for bike lanes and sidewalks. Discussion was also held regarding the requirements of age and income in the housing development, trees along the property line abutting Faith Ave homes, drainage, fencing, and street lighting. The public hearing was closed at 5:01 p.m.

Motion by Boyd to recommend approval of the Abilene Court final plat, seconded by Mead. Motion carried 5-1, with Zelinkoff as the opposing vote.

The final plat will be presented to the City Commission on February 12, 2024.

8. Planning Commission Comments and Staff Updates

There will be a special Planning Commission meeting on February 20, 2024, at 4:00 p.m. in the library for a public hearing to consider an update to the Floodplain Zoning Ordinance for the City of Abilene.

9. Adjournment

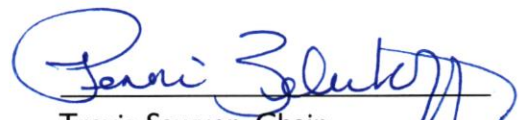
Motion by Rose to adjourn at 5:15 p.m., seconded by Zelinkoff. Motion carried unanimously 6-0.

ATTEST:



Kari Zook

Community Development Director



~~Travis Sawyer, Chair~~
Penni Zelinkoff, Vice Chair