

**CITY OF ABILENE
PLANNING COMMISSION
AGENDA**

December 2, 2025, at 4:00 p.m.
Abilene Public Library
209 NW 4th St. Abilene, KS 67410

Agenda Item
1. Call to Order
2. Roll Call: ___ Rod Boyd, Chair ___ Travis Sawyer, Vice Chair ___ Bill Marshall ___ Eric Anderson ___ Matt Mead ___ Kristyn Anderson
3. Approval of Agenda
4. Declaration of Conflict of Interest/Ex Parte Communications by members
5. Approval of the Meeting Minutes – October 7, 2025
Business 6. Public Hearing for PC 25-12 , a request from Mark Kinderknecht for rezoning 1500 BLK NW 8 th St., Abilene, KS, from A (Agricultural District) to I-1 (Light Industrial District). *Staff report *Open public hearing *Applicant/Public comments *Close public hearing *Commission discussion and action
7. Comments and Staff Updates
8. Adjournment

Abilene Planning Commission Minutes
Abilene Public Library
209 NW 4th St., Abilene, KS
October 7, 2025, at 4:00 p.m.



1. Called to Order at 4:00 p.m.

2. Roll Call

Planning Commissioners Present: Rod Boyd, Matt Mead, Kristyn Anderson, Eric Anderson

Absent: Vice Chair Travis Sawyer, Bill Marshall

Staff Present: Community Development Director Kari Zook

Public Present: None

3. Approval of Agenda

Motion by Mead to approve the agenda, seconded by K Anderson. Motion carried unanimously 4-0.

4. Declaration of Conflict of Interest/Ex Parte Communication - None

5. Minutes

Motion by Mead to approve the February 4, 2025, minutes as written, seconded by Boyd. Motion carried unanimously 4-0.

Business

6. Selection of Chair for the remainder of 2025

Motion by Mead to appoint Boyd as Chair for the remainder of 2025, seconded by E Anderson. Motion carried unanimously 4-0.

7. Mid-Year Review of the Comprehensive Plan 2024-2045

Staff presented information regarding the workshops that took place following the adoption of the Comprehensive Plan last year. The City Commissioners established goals, and staff have created documents for tracking progress as projects referenced in the Plan are achieved. The priorities and goals for 2024-2026 were presented and discussed.

The commission completed its mid-year review of the plan; no updates are needed at this time.

8. Planning Commission Comments and Staff Updates - None

9. Adjournment

Motion by K Anderson to adjourn at 4:45 p.m., seconded by Mead. Motion carried unanimously 4-0.

ATTEST:

Planning Commission

Kari Zook
Community Development Director



DEVELOPMENT APPROVAL APPLICATION

419 N. Broadway · Abilene, KS 67410
Tel: (785) 263-2355 · Fax: (785) 263-2552 · www.abilenecityhall.com

INSTRUCTIONS: This Application and all required fees and information must be submitted in accordance with the Code of the City of Abilene and the City of Abilene Zoning and Subdivision Regulations. All information requested in this application must be provided and answered completely.

PART I: TO BE COMPLETED BY APPLICANT

APPLICATION INFORMATION

APPLICATION FOR (CHECK APPROPRIATE BOX):

- | | |
|---|--|
| <input type="checkbox"/> ADMINISTRATIVE APPEAL | <input type="checkbox"/> LOT SPLIT |
| <input type="checkbox"/> ANNEXATION | <input type="checkbox"/> REPLAT |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> PRELIMINARY PLAT |
| <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT | <input type="checkbox"/> FINAL PLAT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input checked="" type="checkbox"/> REZONING |
| <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT | <input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) |

FOR OFFICIAL USE ONLY

App Number: PC 25-12
Date Received: 10/23/25
Received By: K2

BRIEF DESCRIPTION OF APPLICATION PURPOSE:

Build 40x100 Building For concrete Plus Storage + shop

APPLICANT INFORMATION

APPLICANT/AGENT (If Not Property Owner):

Name: MARK KINDERKNECHT Tel: ()
Business Name: Concrete Plus Fax: ()
Address: 2112 W FIRST
City: Salina State: KS Zip Code: 67410
E-mail: _____

PROPERTY OWNER (If Different from Applicant/Agent):

Name: _____ Tel: ()
Business Name: _____ Fax: ()
Address: _____
City: _____ State: _____ Zip Code: _____
E-mail: _____

ENGINEER/ARCHITECT/SURVEYOR:

Name: _____ Tel: ()
Business Name: _____ Fax: ()
Address: _____
City: _____ State: _____ Zip Code: _____
E-mail: _____

CLERK
RECEIVED

PROPERTY INFORMATION

PROPERTY ADDRESS: 1500 Block NW 8th

PARCEL ID: 021-114-17-0-30-01-003,00-0

ZONING: Existing: G99 Proposed: I1

LAND USE: Existing: G99 Proposed: Industrial

GROSS SIZE OF PLAT/LOT:

Residential: Commercial: Industrial: 3 1/2 acres Other: Total:

NUMBER OF LOTS:

Residential: Commercial: Industrial: 1 Other: Total:

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: N/A Total Building Area: 3.5 acres
Maximum Height of Buildings or Structures: N/A Total Impervious Area: NA

EXISTING PUBLIC FACILITIES:

Public Private Other (Describe)
Water Service: [X] [] []
Wastewater Service: [X] [] []
Roadway Access: [X] [] []

FLOODPLAIN INFORMATION:

Floodway: [] Yes [X] No FIRM Map-Panel Number:
Floodway Fringe: [] Yes [X] No Zone:

ARE ANY OTHER PERMITS OR DEVELOPMENT APPROVALS REQUIRED, APPLIED FOR OR RECEIVED FOR THE APPLICATION PROPERTY BY THE CITY OR ANY OTHER JURISDICTION OR AGENCY?

[] Yes [X] No If Yes, Describe Briefly and Attach a Copy of Each Permit, Approval or Application

APPLICANT/PROPERTY OWNER CERTIFICATION*

I/we acknowledge receipt of the instruction sheet explaining the method of submitting this application. I/we realize that this application cannot be processed unless it is completely filled in; is accompanied by a current abstractor's certificate as required in the instruction sheet; and is accompanied by the appropriate fee. I/we further certify that the foregoing information is true and correct to the best of our knowledge. I/we acknowledge that the City of Abilene Planning Commission, Board of Zoning Appeals or City Commission shall have authority to impose such conditions as it deems necessary in order to serve the public interest and welfare.

Mark Kurbats Applicant Signature

10/28/25 Date

Mark Kurbats Property Owner Signature

10/28/25 Date

* This Application must bear the signature(s) of the property owner(s). If an authorized agent signs on the owner's behalf, the agent shall sign his own name and attach the owner's written notarized authorization to this Application.

PAID
OCT 28 2025
ML 0244

PART II - TO BE COMPLETED BY STAFF

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

- Copy of Deed
- Site Plan
- Infrastructure Plans
- Elevation Survey
- Performance Agreement
- Text Amendment Language
- Annexation Boundary Map
- Variance Justification
- Easements and Covenants
- Preliminary Plat
- Development Agreement
- Traffic Impact Study
- Proof of Notification
- Property Owner List
- Operating Characteristics Report
- Other _____
- Location Map
- Final Plat
- Grading and Stormwater Plans
- Construction Plans
- Utility Plans
- Comprehensive Plan Amendment Justification
- Administrative Appeal Justification

Additional document requirements provided to applicant on _____. The applicant is advised that the application is not accepted for public review until such time as the above identified documents are submitted and a Determination of Complete Application is certified.

Name Title

Signature Date

**** Number of copies for submission determined by Zoning Administrator. The Zoning Administrator may request additional information as deemed necessary to properly evaluate the permit application.**

APPLICATION REVIEW

DECISION-MAKING BODY: Staff Planning Commission
 City Commission Board of Zoning Appeals

DATE OF INITIAL HEARING(S): PC 12/2/25

FEE AMOUNT: \$250 **DATE FEE PAID:** 10/28/2025

DETERMINATION OF COMPLETE APPLICATION:

I certify that the Development Approval Application and attached documents are sufficient in form and content for review and recommendation by the decision-making bodies of the City of Abilene. As such, all required notifications and hearings may proceed pursuant to City regulations and procedures. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

Kari Zook Com. Dev. Director
Name Title
Kari Zook 10/28/25
Signature Date

ENTERED IN TRANSFER RECORDS IN MY OFFICE

THIS 21 DAY OF OCT AD 2025



[Signature]

DICKINSON COUNTY CLERK



STATE OF KANSAS, DICKINSON COUNTY
Rose Johns, Register of Deeds

Book D276 Page 337

Receipt # 293088

Pages Recorded: 1

Cashier Initials: RECORD

Date Recorded: 10/21/2025 2:10:39 PM

Recording Fee: \$2100

[Signature]

MAIL TO

Mark A Kinderknecht and Penny L Soukup
2112 W 1st St
Abilene, KS 67410

STATUTORY WARRANTY DEED

(Joint tenants with right of survivorship)

Neil P Phalen and Jill L Phalen, husband and wife, Grantor, conveys and warrants to

Mark A Kinderknecht and Penny L Soukup, Grantee, as joint tenants with the rights of survivorship, and not as tenants in common, the following described premises, to-wit

The East 24.1 feet of Lot 12, all of Lot 13, in Block 1, Fairview Addition to Abilene, Kansas and Lots 1 to 12, inclusive, in Block 2, Fairview Addition to Abilene, Kansas and Lots 1 and 2, and the West 15 feet of Lot 3, in Block 3, Fairview Addition to Abilene, Dickinson County, Kansas.

For the sum of One Dollar and other good and valuable consideration

Subject to easements and restrictions of record, if any

"Grantor" and "Grantee" are used for the singular or plural as context requires

Executed to be effective as of 10-20-2025

Neil P. Phalen

Neil P. Phalen

Jill L. Phalen

Jill L. Phalen

State of Kansas, County of Dickinson) ss

This instrument was acknowledged before me on 10-20-2025 by Neil P Phalen and Jill L Phalen

My Commission Expires 9-24-2027

Joleen Rankin

Notary Public



NOTE

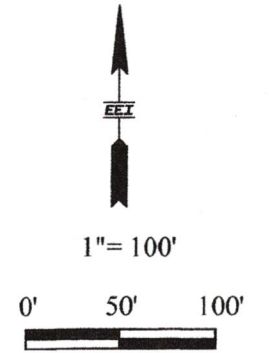
- 1) Basis of Bearing: NAD83 Kansas South Zone.
- 2) Monuments found have an uncertain origin unless otherwise noted.
- 3) Per "Kansas Minimum Standards for Boundary Surveys"; all easements evidenced by a record document which were provided at the time of this survey, were shown. No such documentation or title work were provided.
- 4) All dimensions are considered calculated unless noted otherwise.
- 5) All bearings used were from the survey that Olsson Engineering did for the City of Abilene for the purposes of deeding a portion of vacated 8th Street to the City.

LEGAL DESCRIPTION

The East 24.1 feet of Lot 12, all of Lot 13, in Block 1, Fairview Addition to Abilene, Kansas and Lots 1 to 12, inclusive, in Block 2, Fairview Addition to Abilene, Kansas and Lots 1 and 2, and the West 15 feet of Lot 3, in Block 3, Fairview Addition to Abilene, Dickinson County, Kansas.

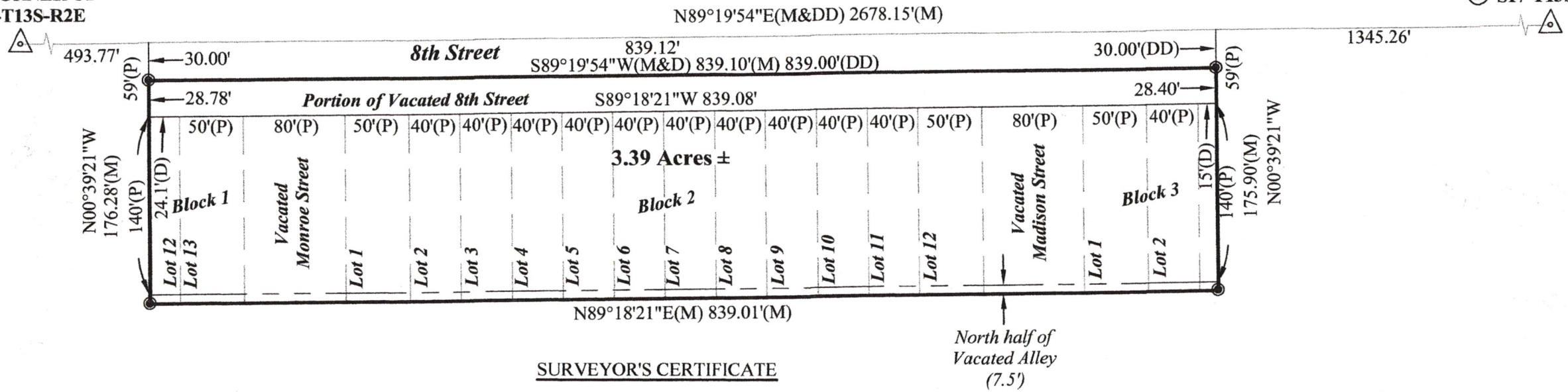
LEGEND

- △ Section Corner
- Set 1/2"x24" Rebar w/ "EEI-1354" cap
- M Measured Distance
- D Described Distance (Provided by Title Co.)
- DD Described Distance (Book 263, Page 149-152)
- P Platted Distance



① NE CORNER OF S17-T13S-R2E

② NE CORNER OF S17-T13S-R2E

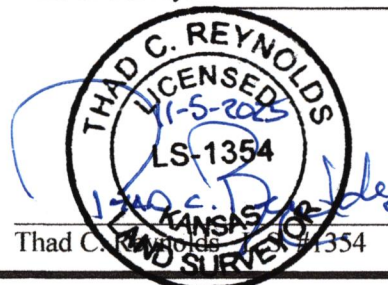


SECTION CORNER INFORMATION

- ① NW Corner of the SW/4 of S17-T13S-R2E: Found 1/2" bar Ref. rpt by D. Garber, L.S.#683, filed 1/6/2023, J. Loader, L.S.#1462, filed 3/18/2020, B. Delker, L.S.#1201, filed 12/28/2001, T. Force, L.S.#811, filed 9/27/2001, J. Young, L.S.#112, dated 2/20/1998, D. Schmidt, L.S.#978, dated 11/16/1995.
- ② NE Corner of the SW/4 of S17-T13S-R2E: Found bar w/ Aluminum cap Ref. rpt by J. Loader, L.S.#1462, filed 3/18/2020, T. Force, L.S.#811, filed 9/27/2001, D. Schmidt, L.S.#978, dated 11/16/1995, J. Sheets, L.S.#583, filed 5/19/1992.

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Kansas, do hereby certify that the above plat and description were performed under my supervision and are in conformance with Kansas "Minimum Standards for Boundary Surveys." This Survey does not certify ownership or the existence or location of unplatted easements.
Date of Survey: October 24, 2025



EARLES ENGINEERING & INSPECTION, INC.		
Engineers - Surveyors - Construction Inspectors		
116 N. Augustus St. McPherson, Ks 67460 (785)309-1060	211 North Kansas Liberal, Kansas 67901 (620)626-8912	112 W. 4th St. Pittsburg, Ks 66762 (620)308-5577
FIELDWORK:	TR	Certificate of Survey
DRAWN BY:	JR	
CHECKED BY:	TR	
DATE:	10/28/2025	
FILE NO.:	25-762	
SHEET:	1	A parcel located in Blocks 1-3 Fairview Addition Abilene, Kansas

Staff Report

TO: Planning Commission
FROM: Kari Zook, Community Development Director
SUBJECT: PC 25-12, 1500 BLK NW 8th St rezoning
DATE: December 2, 2025

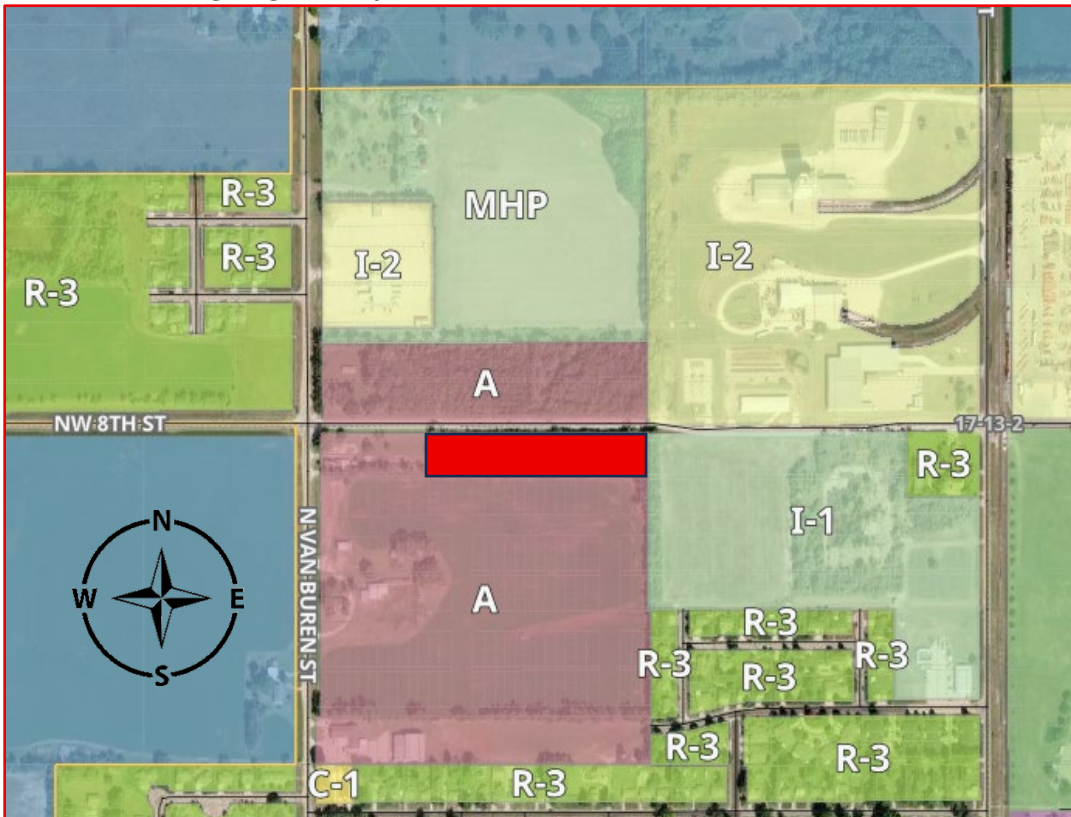


APPLICANT/OWNER:

Mark Kinderknecht
2112 W 1st St
Abilene, KS 67410

BACKGROUND:

- An application for rezoning was submitted by Mark Kinderknecht on 10/28/25 for the future development of his business, Concrete Plus. A 40'x100' building will be constructed on the east end of the parcel, utilizing the space for his shop and storage of equipment. Future plans may include subdividing the parcel into three lots, and platting would occur at that time. This would allow future businesses to relocate to the city limits, thereby increasing the property tax base and utilizing the true intention of the NW 8th St road development, which opened in 2021. This area is highly favorable for commercial/industrial development with access to Van Buren, NW 14th industrial corridor, and I-70.
- A Development Review Team (DRT) meeting was held between the applicant and city staff on October 28, 2025. The rezoning, future platting options, tree removal, and utilities were discussed.
- Current zoning is A (Agricultural District). The proposed zoning is I-1 (Light Industrial District).
- Future land use map in the 2045 Comprehensive Plan shows this parcel and the adjacent area becoming single-family residential.



Direction	Zoning Classification	Land Use(s)
North	A	Undeveloped agriculture parcel
East	I-1	Previously Vacu-Blast Corporation, now vacant
South	A	Undeveloped agricultural farmland
West	A	Two single-family residential properties

The notice of public hearing was published in the Abilene Reflector Chronicle on November 6, 2025, and written notices were sent by mail on November 7, 2025, to property owners within 200 feet of the site address as required by Article 26, Section 26-102(b) and (c) of the zoning regulations.

COMMENTS:

Citizen comments: None

ACTION:

The Planning Commission may:

1. Recommend approval of the rezoning as requested.
2. Recommend disapproval of the rezoning with findings.

NOTES:

Upon conclusion of the public hearing, the Planning Commission will render a recommendation to the City Commission for final approval.

Protest Period ends 12/16/25

City Commission Study Session/Discussion Item 12/22/25

City Commission Meeting 1/12/26

Section 26-105. Protest Petition. Regardless of whether or not the Planning Commission recommends approval or disapproval of a proposed zoning amendment, revision, change, or Conditional Use Permit, if a protest petition against such amendment is filed in the office of the City Clerk within fourteen (14) days after the date of the conclusion of the public hearing pursuant to the publication notice, signed by the owners of twenty (20) percent or more of any real property proposed to be rezoned or by the owners of record of twenty (20) percent or more of the total area, excepting public streets and ways, which is located within the notification area described in Section 26-102, the ordinance adopting such amendment shall not be passed except by at least a 3/4 majority vote of all the members of the Governing Body.

