

**CITY OF ABILENE PLANNING COMMISSION  
MEETING AGENDA  
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET  
APRIL 7, 2026 - 4:00 PM**

**1. Call to Order**

**2. Roll Call: Chair Boyd, Vice Chair Sawyer, Marshall, E. Anderson, Mead, K. Anderson, Baier**

**3. Approval of Agenda**

Declaration of Conflict of Interest/Ex Parte Communication by members

**4. Approval of Meeting Minutes**

- a. Meeting Minutes for December 2, 2025

**5. Unfinished Business**

- a. Public Hearing, **PC 26-4**, a request by Abilene Animal Hospital, on behalf of Becker CP, LLC, for rezoning from R-1 (Low Density Residential District) to C-3 (General Commercial District). The site address is 1306 N Campbell St, Abilene, KS.
  - \*Staff Report
  - \*Open Public Hearing
  - \*Applicant/Public Comments
  - \*Close Public Hearing
  - \*Commission Discussion and Action

**6. Comments and Staff Updates**

**7. Adjournment**

**Abilene Planning Commission Minutes**  
**Abilene Public Library**  
**209 NW 4<sup>th</sup> St., Abilene, KS**  
**December 2, 2025, at 4:00 p.m.**



**1. Called to Order at 4:00 p.m. by Chair Boyd**

**2. Roll Call**

**Planning Commissioners Present:** Chair Rod Boyd, Vice Chair Travis Sawyer, Bill Marshall, Matt Mead, Kristyn Anderson, Eric Anderson

**Absent:** None

**Staff Present:** Community Development Director Kari Zook, Administrative Manager Kellie Olson, City Inspector Travis Steerman

**Public Present:** Mark Kinderknecht, Scott Howard

**3. Approval of Agenda**

Motion by Sawyer to approve the agenda, seconded by E Anderson. Motion carried unanimously 6-0.

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

**5. Minutes**

Motion by Sawyer to approve the October 7, 2025, minutes as written, seconded by K Anderson. Motion carried unanimously 6-0.

**Business**

**6. Public Hearing for PC 25-12,** a request from Mark Kinderknecht for rezoning 1500 BLK NW 8<sup>th</sup> St., Abilene, KS, from A (Agricultural District) to I-1 (Light Industrial District). The staff report was discussed. Chair Boyd opened the public hearing at 4:10 p.m. Applicant Mark Kinderknecht was present to answer questions. No comments were made by the public. The public hearing was closed at 4:17 p.m. Motion by Sawyer to recommend approval of the rezoning, seconded by Marshall. Motion carried unanimously 6-0. There is a 14-day protest period that shall expire on December 16, 2025. This item will then be presented to the City Commission at their study session on December 22, 2025, and again at their meeting on January 12, 2026, for final approval.

**7. Planning Commission Comments and Staff Updates**

Currently, there is one vacancy on the Planning Commission. Two applications have been received and will be submitted to the mayor for their recommendation.

**8. Adjournment**

Motion by Marshall to adjourn at 4:20 p.m., seconded by Sawyer. Motion carried unanimously 6-0.

ATTEST:

\_\_\_\_\_  
Planning Commission

\_\_\_\_\_  
Kari Zook  
Community Development Director

# Staff Report



**TO:** Planning Commission  
**FROM:** Kari Zook, DCM/Com Devo Director  
**SUBJECT:** PC 26-4, 1306 N Campbell St rezoning  
**DATE:** April 7, 2026

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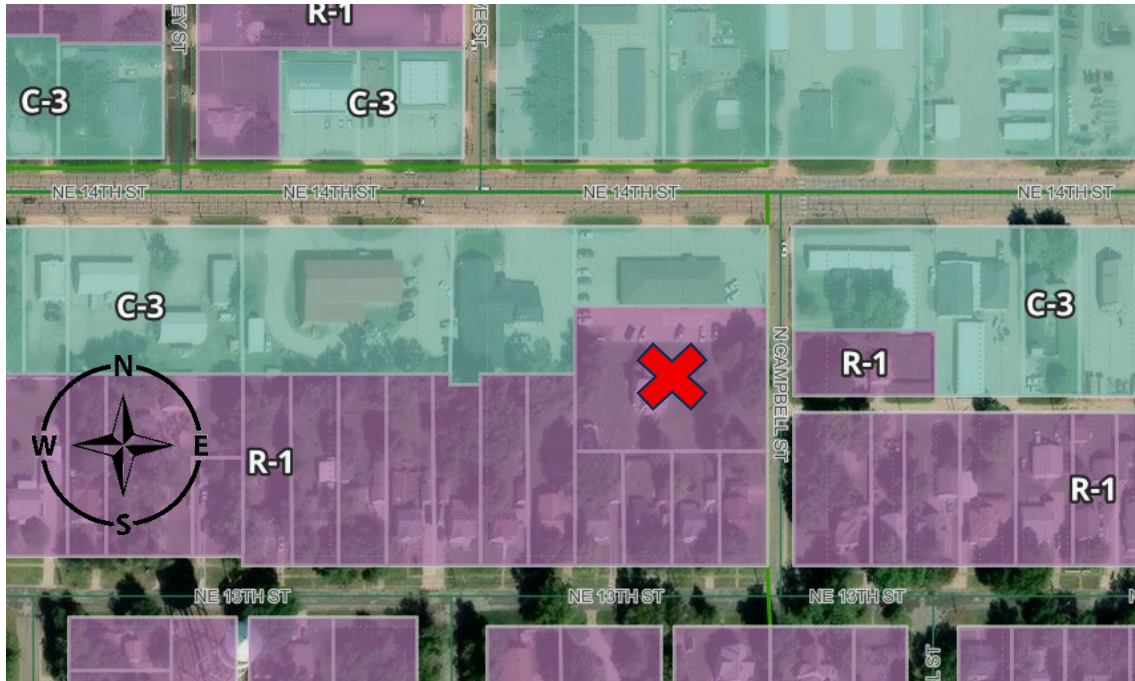
<u>OWNER:</u> Becker CP, LLC 3628 SW 15 <sup>th</sup> St Topeka, KS 66604	<u>APPLICANT:</u> Abilene Animal Hospital 320 NE 14 <sup>th</sup> St Abilene, KS 67410	<u>APPLICATION DATE:</u> February 20, 2026
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## BACKGROUND:

- An application for rezoning was submitted by Becky Rankin of Abilene Animal Hospital on 2/20/26
- AAH is currently in negotiations to purchase the property located at 1306 N Campbell, which lies adjacent to their existing facility, as it presents an opportunity for future expansion of their services.
- In the future, they would like to pursue outdoor dog enclosures/kennel boarding. That type of use would require a conditional use permit per Article 9, Section 9-301 of the zoning regulations. Upon successful rezoning, and when they choose to move forward with that use, AAH will submit an application for consideration and approval.
- In the near term, Abilene Animal Hospital anticipates utilizing the parcel primarily for staff parking for their current staff of 22 employees. They have been informed of the surfacing requirements for said parking lot.
- Current owner of the parcel is Mike Becker of Becker CP, LLC. In the fall of 2025, all structures and substantial tree removal occurred on the property. It has been cleared and is shovel-ready as shown below in the site pictures.
- The applicant has submitted a recent land survey, attached to this agenda packet for reference, showing how the two current lots (both owned by Becker CP, LLC) will be distributed upon final sale. Currently, the FSA office parking spaces in the rear of their building are on the 1306 N Campbell St parcel. Upon successful rezoning and sale of the property, approximately 45' will remain with the FSA office (Parcel 1) to encompass their parking lot. Parcel 2 will be owned by Abilene Animal Hospital for future development.
- Current zoning is R-1, Low Density Residential District. The proposed zoning is C-3, General Commercial District.
- The Future Land Use Map in the 2045 Comprehensive Plan shows this parcel staying single-family residential.

The notice of public hearing was published in the Abilene Reflector Chronicle on March 12, 2026, and written notices were sent by mail on March 12, 2026, 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.

Direction	Zoning Classification	Land Use(s)
North	C-3	Farm Services Agency (FSA) Office
East	R-1	Low density residential
South	R-1	Low density residential
West	C-3/R-1	Abilene Animal Hospital/Low density residential



**COMMENTS:**

Citizen comments: None

**ACTION:**

The Planning Commission may:

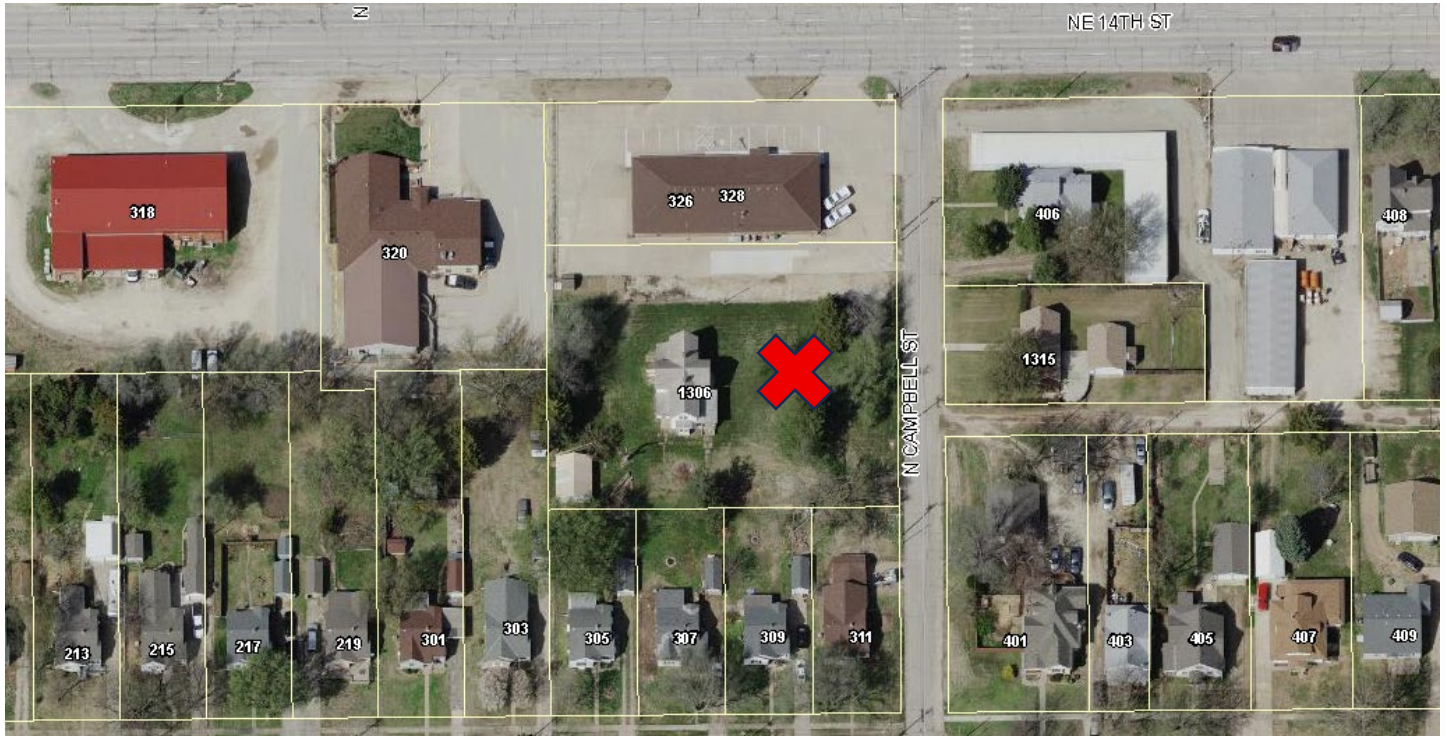
1. Recommend approval of the rezoning as requested.
2. Recommend disapproval of the rezoning with findings.

**NOTES:**

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

14-day Protest Period ends April 21, 2026; City Commission Meeting April 27, 2026

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.









# 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 checked="" type="checkbox"/> <del>CONDITIONAL USE PERMIT</del> | <input checked="" type="checkbox"/> <u>REZONING</u>        |
| <input type="checkbox"/> DEVELOPMENT CODE AMENDMENT                   | <input type="checkbox"/> VACATION (PLAT, STREET, EASEMENT) |

#### FOR OFFICIAL USE ONLY

App Number: PC 264  
Date Received: 2/20/26  
Received By: KR

#### BRIEF DESCRIPTION OF APPLICATION PURPOSE:

Rezoning parcel R5423 to commercial + obtain a conditional use permit to allow for dogs outside of building.  
C-3

### APPLICANT INFORMATION

#### APPLICANT/AGENT (If Not Property Owner):

Name: Becky Rankin Tel: 785-263-2301 AAH  
Business Name: Abilene Animal Hospital Tel: (785) 479-0094 cell  
Address: 320 NE 14th St. Fax: (785) 263-2925  
City: Abilene State: KS Zip Code: 67410  
E-mail: brankin@aabpa.com

#### PROPERTY OWNER (If Different from Applicant/Agent):

Name: Mike Beeker Tel: (785) 640-0533  
Business Name: Beeker CP, LLC Fax: ( )  
Address: 3628 SW 15th  
City: Topeka State: KS Zip Code: 66604  
E-mail: michaelfbeekerconst@hotmail.com

#### ENGINEER/ARCHITECT/SURVEYOR:

Name: Unknown Tel: ( )  
Business Name: \_\_\_\_\_ Fax: ( )  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail: \_\_\_\_\_

PROPERTY INFORMATION

PROPERTY ADDRESS: 1306 N Campbell, Abilene, TX

PARCEL ID: R5423

ZONING: Existing: Residential Proposed: Commercial

LAND USE: Existing: Empty lot Proposed: Future dog boarding facility

GROSS SIZE OF PLAT/LOT:

Residential: .85 acres Commercial: Industrial: Other: Total: .85 acre

NUMBER OF LOTS:

Residential: 1 Commercial: Industrial: Other: Total: 1 (on parcel map, may be zoned as 2?)

IMPROVEMENT CHARACTERISTICS:

Number of Buildings or Structures: 1 Total Building Area: ~5400 sq ft

Maximum Height of Buildings or Structures: 20ft. Total Impervious Area:

EXISTING PUBLIC FACILITIES:

Table with columns: Public, Private, Other (Describe). Rows: Water Service, Wastewater Service, Roadway Access.

FLOODPLAIN INFORMATION:

Floodway: Yes/No FIRM Map-Panel Number: Floodway Fringe: Yes/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/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.

Applicant Signature

Date 11-17-25

Property Owner Signature

Date 11-18-25

\* 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.

**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 11/18/25. 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.

Kari Zook  
Name

Com Dev Director  
Title

[Signature]  
Signature

11/18/25  
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 4/7/26

**FEE AMOUNT:** \$250 **DATE FEE PAID:** 11/18/2025 ck# 2071

**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  
Name

Com Dev Director  
Title

[Signature]  
Signature

2/20/26  
Date



Entered in Transfer Record in my office this 5 day of April 2013 A.D.  
Barbara M. Jones Co. Clerk  
Brandy Staker Deputy Co. Clerk



STATE OF KANSAS, DICKINSON COUNTY  
Karen J. Freeman, Register of Deeds  
Book: D250 Page: 13

Receipt #: 252280  
Page Recorded:  
Cashier Initials: JF

Authorized By [Signature] Recording Fee: \$8.00

Date Recorded: 4/5/2013 2:41:04 PM

X J J

**WARRANTY DEED**

(Following Kansas Statutory Warranty Form)

This 2nd day of MARCH, 2013,

**MARK A. DAUTEL, TRUSTEE OF THE JACKIE E. DAUTEL REVOCABLE TRUST, DATED MAY 17, 2012**

Convey(s) and Warrant(s) to

**BECKER CP, LLC**

All the following described **REAL ESTATE** in the County of Dickinson, State of Kansas, to wit:

**LOTS 1 AND 2, EXCEPT THE SOUTH 120 FEET AND THE NORTH 120 FEET THEREOF, BLOCK 1, KUNEY AND HODGE'S ADDITION TO THE CITY OF ABILENE, DICKINSON COUNTY, KANSAS.**

For the sum of One Dollar and OVC

**EXCEPT AND SUBJECT TO** easements, restrictions and covenants of record

GRANTOR CERTIFIES THAT HE IS THE DULY APPOINTED, QUALIFIED AND ACTING TRUSTEE OF THE JACKIE E. DAUTEL REVOCABLE TRUST, DATED MAY 17, 2012, AND HAS FULL POWER AND AUTHORITY TO CONVEY CAPTIONED PROPERTY, AND HAS MADE THIS CONVEYANCE PURSUANT TO THE POWER AND AUTHORITY GRANTED IN SAID TRUST AGREEMENT, WHICH IS IN FULL FORCE AND EFFECT AND HAS NOT BEEN AMENDED OR REVOKED IN ANY MANNER AS TO ADVERSELY AFFECT HIS ABILITY TO SELL CAPTIONED PROPERTY.

Mark A. Dautel Trustee

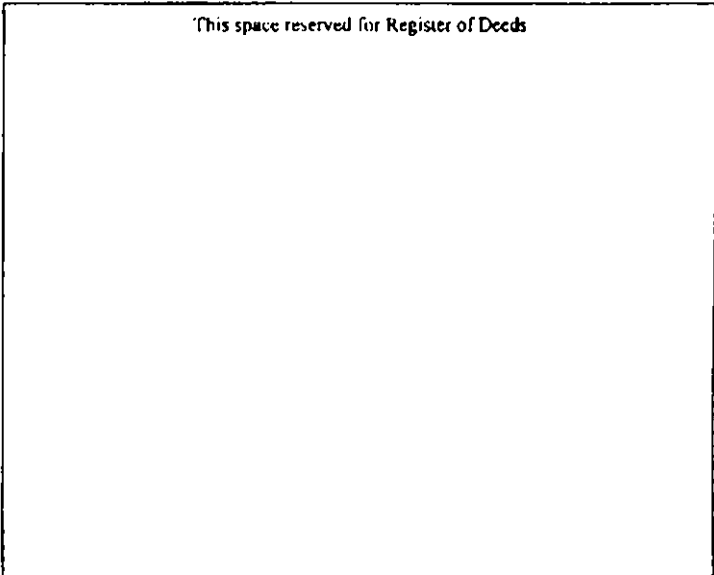
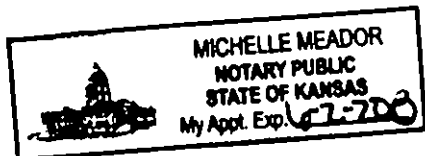
**MARK A. DAUTEL, TRUSTEE OF THE JACKIE E. DAUTEL REVOCABLE TRUST, DATED MAY 17, 2012**

State of Kansas,  
County of McPherson, ss

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of MARCH, 2013, by **MARK A. DAUTEL, TRUSTEE OF THE JACKIE E. DAUTEL REVOCABLE TRUST, DATED MAY 17, 2012.**

Michelle Meador  
Notary Public

My Commission Expires:



This space reserved for Register of Deeds





Abilene Animal Hospital  
320 NE 14<sup>th</sup> St.  
Abilene, KS 67410  
(785) 263-2301

To Whom It May Concern

The Abilene Animal Hospital is currently in negotiations to purchase Parcel R5423, located at 1306 N. Campbell Street in Abilene, from Becker CP, LLC. This property lies adjacent to our existing facility and presents an opportunity for future expansion of our services.

Our potential purchase of this lot is contingent upon the property being rezoned for commercial use and upon receiving a conditional use permit to allow for outdoor dog enclosures on the premises.

In the near term, we anticipate utilizing the lot primarily for staff parking for our current team of 22 employees. Over time, our vision is to develop the site into a facility designed for dog and cat boarding, with the potential addition of aquamation services in the future.

Please note that we do not intend to house animals outdoors or allow overnight access to outdoor areas. Dogs would be exercised in groups during daytime hours only, and all animals would remain indoors at night. We also plan to install a tall, opaque fence to minimize visibility and reduce barking during outdoor activity.

Please advise if additional documentation or information is required as part of the rezoning and permitting process. At this stage, the purchase remains under consideration and will be finalized only if the necessary approvals can be obtained.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Becky Rankin', is written over a horizontal line.

Becky Rankin  
Abilene Animal Hospital

LEGAL DESCRIPTION (Parcel 1)

A parcel of land located in Lot 1 and Lot 2, Block 1, Kuney & Hodge's Addition, to the City of Abilene, Dickinson County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S.#1354, on December 16, 2025:

Commencing at the Southeast corner of said Lot 1, thence N00°26'33"W along the East line of said Lot a distance of 252.39 feet to the Point of Beginning of parcel to be described;  
-thence continuing N00°26'33"W along said East line a distance of 45.11 feet;  
-thence S89°24'32"W a distance of 219.86 feet to the West line of said Lot 2;  
-thence S00°26'30"E along said West line a distance of 45.11 feet;  
-thence N89°24'33"E a distance of 219.86 feet to the Point of Beginning.

Said parcel contains 9,918.26 square feet, more or less, and is subject to easements, reservations and restrictions of record.

LEGAL DESCRIPTION (Parcel 2)

A parcel of land located in Lot 1 and Lot 2, Block 1, Kuney & Hodge's Addition, to the City of Abilene, Dickinson County, Kansas, more particularly described as follows by Thad C. Reynolds, L.S.#1354, on December 16, 2025:

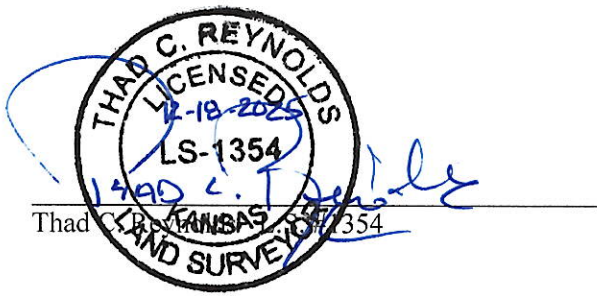
Commencing at the Southeast corner of said Lot 1, thence N00°26'33"W along the East line of said Lot a distance of 120.00 feet to the Point of Beginning of parcel to be described;  
-thence continuing N00°26'33"W along said East line a distance of 132.39 feet;  
-thence S89°24'33"W a distance of 219.86 feet to the West line of said Lot 2;  
-thence S00°26'30"E along said West line a distance of 132.59 feet;  
-thence N89°21'24"E a distance of 219.86 feet to the Point of Beginning.

Said parcel contains 29,128.33 square feet, more or less, and is subject to easements, reservations and restrictions of record.

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.

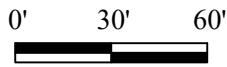
Date of Survey: December 10, 2025



<b><i>SURVEYOR: Thad C. Reynolds L.S. #1354</i></b>	
707 Ash Street, Abilene KS 67410 785-263-5523	
Project #:1446-25	<i>Certificate of Survey</i> Parcels in Block 1 Kuney & Hodge's Add. Abilene, KS
Date: 12/16/2025	
Page 1 of 2	



1" = 60'

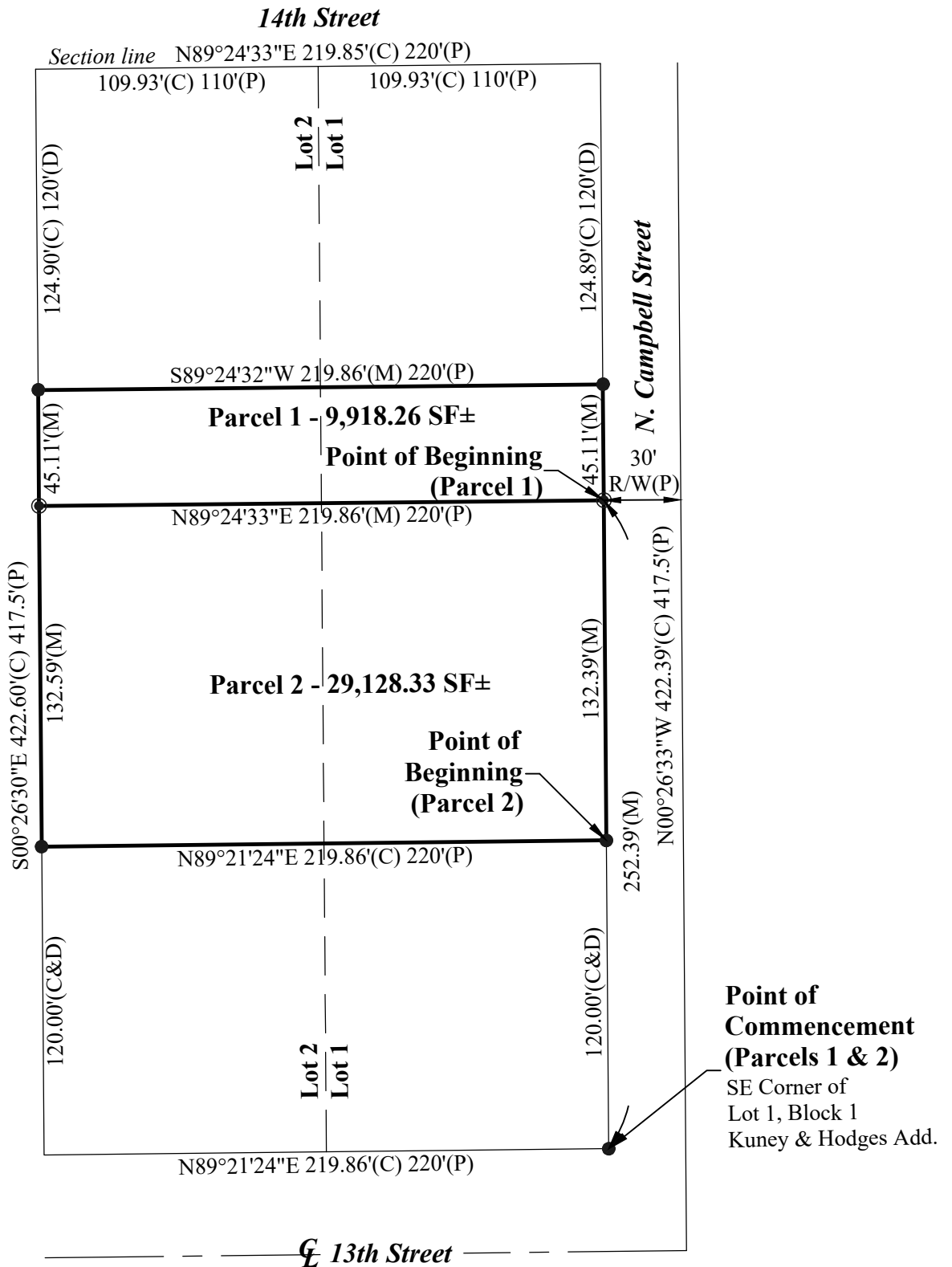


**LEGEND**

- Found 1/2" bar
- ⊙ Set 1/2"x24" Rebar w/ "KS-1354" cap
- M Measured Distance
- C Calculated Distance
- D Described Distance Deed Book 248, Page 243
- P Platted Distance

**NOTE**

- 1)Basis of Bearing:NAD83 Kansas North 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 bearings are considered measured unless noted otherwise.



<p><i>SURVEYOR: Thad C. Reynolds L.S. #1354</i>          707 Ash Street, Abilene KS 67410          785-263-5523</p>	
<p>Project #:1446-25</p>	<p><i>Certificate of Survey</i>          Parcels in Block 1          Kuney &amp; Hodge's Add.          Abilene, KS</p>
<p>Date: 12/16/2025</p>	
<p>Page 2 of 2</p>	