

**CITY OF ABILENE PLANNING COMMISSION
MEETING AGENDA
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET
JUNE 2, 2026 - 4:00 PM**

Agenda Item

- 1. Call to Order**
- 2. Roll Call: Chair Boyd, Vice Chair Sawyer, Marshall, E. Anderson, Mead, K. Anderson, Baier**
- 3. Approval of Agenda**
 - a. Declaration of Conflict of Interest/Ex Parte Communication by members
- 4. Approval of Meeting Minutes**
 - a. April 7, 2026
- 5. Unfinished Business**
 - a. **Public Hearing for PC 26-6**, a request by Randy Leckron and Mary Duey for rezoning from C-1 (Office and Service Business District) to R-1 (Low Density Residential District). The site addresses are 1300 Blk N Brady St. and 1319 N Brady 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 4th St., Abilene, KS
April 7, 2026, 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, Bill Marshall, Matt Mead, Kristyn Anderson, Eric Anderson, Alan Baier

Absent: Vice Chair Travis Sawyer

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

Public Present: Michael Morton, Nicholas Hagnauer, Becky Rankin

3. Approval of Agenda

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

Declaration of Conflict of Interest/Ex Parte Communication - None

4. Minutes

Motion by Mead to approve the December 2, 2025, minutes as written, seconded by Marshall. Motion carried unanimously 6-0.

Introduction of new commissioner, Alan Baier

Business

5. Public Hearing for 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.

The staff report was discussed. Chair Boyd opened the public hearing at 4:18 p.m.

Applicant Becky Rankin, representing Abilene Animal Hospital, was present to discuss the rezoning request and answer questions. The parcel is for sale by the owner and AAH is in current negotiations to purchase it upon a successful rezoning to allow for a future business expansion. Their plans to develop the property for kennel boarding are approximately three years out and would require a conditional use permit. Currently AAH rents space from Smith's Heating & Air for staff parking. There will be surfacing requirements on the 1306 N Campbell St parcel, and the applicant verified that no development or parking lot installation will take place until they receive approval on the CUP. Preliminary site development will include a building on the south end of the parcel, installation of a parking lot, and an access drive from the current AAH parcel.

Nicholas Hagnauer, 311 NE 13th St, expressed his concerns as a neighbor that there will be heavier traffic, a need for fencing and tree removal, clarity of the future site plan, and gravel dust.

Michael Morton, 217 NE 13th St, expressed his concerns as a neighbor that there are drainage issues and excessive gravel dust currently.

AAH and Smith's Heating & Air current gravel parking lots are legally nonconforming. Any new development and parking lot areas must meet the surfacing requirements. Upon successful rezoning and purchase of the property, AAH will maintain the property in terms of mowing, tree removal, etc. AAH is comfortable with the timeline of development in three years, giving them an opportunity to prepare financially and gather estimates on the materials and contractor timelines. Concerns were expressed regarding the uncertainty of rezoning now and waiting years for development, as plans could change and the property could be sold to another entity for a different type of development. AAH was established in 1975 and is rooted in this community and has every intention to expand their business on this parcel in the future.

The public hearing was closed at 4:40 p.m.

Motion by Marshall to recommend approval of the rezoning, seconded by Baier. Motion carried unanimously 6-0. There is a 14-day protest period that shall expire on April 21, 2026. This item will be presented to the City Commission for final approval on April 27, 2026.

6. Planning Commission Comments and Staff Updates

There was no quorum at the March 2026 meeting, therefore the annual review of the Comprehensive Plan will be presented at a later date.

7. Adjournment

Motion by Marshall to adjourn at 4:47 p.m., seconded by K Anderson. 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 26-6, 1300 Blk N Brady St/1319 N Brady St Rezoning
DATE: June 2, 2026

<u>OWNER/APPLICANT:</u> Randy Leckron 1216 N Brady St Abilene, KS 67410	<u>OWNER/APPLICANT:</u> Mary Duey 1319 N Brady St Abilene, KS 67410	<u>APPLICATION DATE:</u> April 30, 2026
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BACKGROUND:

- An application for rezoning was submitted by Randy Leckron and Mary Duey on 4/30/26.
- Current zoning is C-1, Office and Service Business District. The proposed zoning is R-1, Low Density Residential District.
- The Future Land Use Map in the 2045 Comprehensive Plan shows this parcel shifting to single-family residential (R-1).
- Per the applicant, the dairy farm operations ceased approximately 10 years ago.
- The intent of the rezoning is for the landowner to build a single-family home on the parcel currently addressed as 1300 Blk N Brady St. The rezoning of both parcels will clean up the zoning map and reflect the current land use of both properties.

The notice of public hearing was published in the Abilene Reflector Chronicle on May 7, 2026, and written notices were sent by mail on May 7, 2026, to property owners within 1,000 feet of the site address as required by Article 26, Section 26-102(b) and (c) of the zoning regulations.

Citizen comments: Three (3) residents responded to the NPH letter in support of the rezoning.

Direction	Zoning Classification	Land Use(s)
North	AG40 (DKCO)	Farm ground
East	AG40 (DKCO)	Farm ground
South	C-1	MHS Childcare facility/DKCO Health Dept-EMS
West	R-1	Low density residential

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 June 16, 2026; City Commission Meeting June 22, 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.





CITY OF ABILENE, KANSAS

DEVELOPMENT APPROVAL APPLICATION FORM

419 N. Broadway · Abilene, Kansas 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 OF PLAT |

FOR OFFICIAL USE ONLY

Appn Number: PC 26-6
 Date Received: 4/30/26
 Received By: KZ

BRIEF DESCRIPTION OF APPLICATION PURPOSE:

Rezone 1216 N Brady from C-1 to R-1
1319 N Brady / 1300 Blk N Brady St.

APPLICANT INFORMATION

APPLICANT/AGENT (If Not Property Owner):

Name: Randy Leckron Tel: 785 200-0923
 Business Name: _____ Fax: (____)
 Address: 1216 N. Brady
 City: Abilene State: KS Zip Code: 67410
 E-mail: rleckron@eagle.com.net

PROPERTY OWNER (If Different from Applicant/Agent):

Name: Randall M Leckron Rev Tr Tel: 785 200-0923
 Business Name: MARY E DUEL 785-200-0922 Fax: (____)
 Address: 1216 N. Brady
 City: Abilene State: KS Zip Code: 67410
 E-mail: rleckron@eagle.com.net

ENGINEER/ARCHITECT/SURVEYOR:

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

PROPERTY INFORMATION

PROPERTY ADDRESS: 1300 Blk N Brady

PARCEL ID: 021-115-15-0-20-01-001.01-0

ZONING: Existing: C-1 Proposed: R-1

LAND USE: Existing: Proposed: Single Family Residential

GROSS SIZE OF PLAT/LOT: Residential: 10.2 acres Commercial: Industrial: Other: Total:

NUMBER OF LOTS: Residential: 1 Commercial: Industrial: Other: Total:

IMPROVEMENT CHARACTERISTICS: Number of Buildings or Structures: Total Building Area: Maximum Height of Buildings or Structures: Total Impervious Area:

EXISTING PUBLIC FACILITIES: Public Private Other (Describe) Water Service: Wastewater Service: Roadway Access:

FLOODPLAIN INFORMATION: Floodway: Floodway Fringe: FIRM Map-Panel Number: 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?

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.

Applicant Signature: [Signature]

Date: 4-30-26

Property Owner Signature: [Signature]

Date: 4-30-26

[Signature]

Date: 4-30-26

* 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.

ENTERED IN TRANSFLR RECORDS IN MY OFFICE

THIS 2 DAY OF Jan A.D. 2026



J. Houston

DICKINSON COUNTY CLERK



STATE OF KANSAS, DICKINSON COUNTY
Rose Johns Register of Deeds

Book: D276 Page: 764-765

Receipt # 293580

Pages Recorded: 2

Cashier Initials RECORD

Date Recorded: 1/2/2026 2 12 44 PM

Recording Fee \$38.00

Rose Johns

TRUSTEE'S DEED

RANDY LECKRON, TRUSTEE of the MELVIN D. LECKRON REVOCABLE TRUST NO. 1, DATED FEBRUARY 28, 1997, of 1216 N. Brady St., Abilene, KS 67410, "GRANTOR", CONVEYS to:

1. RANDALL M. LECKRON, TRUSTEE of the RANDALL M. LECKRON REVOCABLE TRUST, DATED May 10, 2011, of 1216 N. Brady St., Abilene, KS 67410, 'GRANTEE', AN UNDIVIDED ONE-HALF (1/2) INTEREST; AND

2. BARBARA A. LECKRON, TRUSTEE of the BARARA A. LECKRON REVOCABLE TRUST, DATED May 10, 2011, of 1216 N. Brady St., Abilene, KS 67410, "GRANTEE", AN UNDIVIDED ONE-HALF (1/2) INTEREST,

IN AND TO all of the following described REAL ESTATE in the County of DICKINSON and the State of KANSAS, to-wit:

ALL OF SAID TRUST'S INTEREST IN AND TO:

The North Half (N/2) of the Northwest Quarter (NW/4); EXCEPT the South 695 feet of the West 235 feet thereof, and all that part of the East Half (E/2) lying North of the Union Pacific Railroad Right-of-way, all in Section Fifteen (15), Township Thirteen (13) South, Range Two (2) East of the 6th P.M., in Dickinson County, Kansas.

FOR THE SUM OF: NO CONSIDERATION - FROM A TRUST, AND WITHOUT CONSIDERATION.

(PURSUANT TO K S A. 79-1437e(a), as amended by L 2002, ch.22, A REAL ESTATE SALES VALIDATION QUESTIONNAIRE IS NOT REQUIRED, DUE TO EXCEPTION NO 7.)

SUBJECT TO: Reservations, restrictions. easements and zonings of record.

Dated this 2nd day of January, 2026

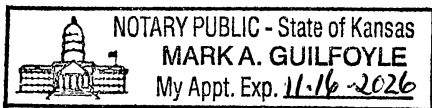
MELVIN D LECKRON REVOCABLE TRUST
NO 1, DATED FEBRUARY 28, 1997.

BY: *Randy Leckron*
RANDY LECKRON, Trustee

STATE OF KANSAS, COUNTY OF DICKINSON. ss.

BE IT REMEMBERED. That on this 2nd day of January, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came RANDY LECKRON, TRUSTEE of the MELVIN D LECKRON REVOCABLE TRUST NO. 1, DATED FEBRUARY 28, 1997, who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same, as such Trustee, on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.



Mark A. Guilfoyle
Notary Public
My term expires: 11-16-2026

ENTERED IN TRANSFER RECORDS IN MY OFFICE

THIS 24 DAY OF Nov AD 2025



J. Houston

DICKINSON COUNTY CLERK



STATE OF KANSAS DICKINSON COUNTY

Rose Johns, Register of Deeds

Book D276 Page 519-520

Receipt # 293309

Pages Recorded: 2

Cashier Initials RECORD

Date Recorded 11/24/2025 106 05 PM

Recording Fee \$38.00

Rose Johns

CORRECTED
CO-TRUSTEES' DEED

RANDALL M. LECKRON, TRUSTEE of the RANDALL M. LECKRON REVOCABLE TRUST, DATED MAY 10, 2011, and BARBARA A. LECKRON, TRUSTEE of the BARBARA A. LECKRON REVOCABLE TRUST, DATED MAY 10, 2011, "Grantors", both of 1216 N Brady St , Abilene, KS 67410, CONVEY to

MARY E. DUEY and WESLEY R. DUEY, wife and husband, "Grantees", who reside at 1319 N Brady St , Abilene, KS 67410, as JOINT TENANTS and not as tenants in common, with full rights of survivorship, the whole estate to vest in the survivor in the event of the death of either, all of the following described REAL ESTATE, situated in the County of Dickinson, State of Kansas, to-wit

ALL OF SAID TRUSTS' INTEREST IN AND TO:

A parcel of land located in the Northwest Quarter (NW/4) of Section Fifteen (15), Township Thirteen (13) South, Range Two (2) East of the 6th Principal Meridian, Dickinson County, Kansas, more particularly described as follows:

- Beginning at the Northwest corner of said Quarter,**
- thence N89°35'27"E along the North line of said Quarter a distance of 286.25 feet;**
- thence S01°16'59"E a distance of 210.62 feet;**
- thence S88°22'08W a distance of 168.61 feet;**
- thence N03°34'27"W a distance of 16.10 feet;**
- thence S89°21'02"W a distance of 119.09 feet to the West line of said Quarter;**
- thence N00°40'18"W along said West line a distance of 198.63 feet to the Point of Beginning.**

(More commonly known as 1319 N. Brady St., Abilene, Dickinson Co., KS.)

Said parcel contains 1.36 acres, more or less, and is subject to right-of-way of record, easements, reservations and restrictions of record.

(PURSUANT TO K S A 79-1437(e) A REAL ESTATE VALIDATION QUESTIONNAIRE IS NOT REQUIRED DUE TO EXCEPTION NO. 4)

CONSIDERATION NONE - A GIFT

Dated November 21, 2025

RANDALL M. LECKRON REVOCABLE TRUST, DATED MAY 10, 2011:

By. *Randall M. Leckron*
RANDALL M. LECKRON, TRUSTEE

BARBARA A. LECKRON REVOCABLE TRUST, DATED MAY 10, 2011:

By. *Barbara A. Leckron*
BARBARA A. LECKRON, TRUSTEE

STATE OF KANSAS, COUNTY OF DICKINSON, ss

BE IT REMEMBERED, That on this 21st day of November, 2025, before me, the under-signed, a Notary Public in and for the County and State aforesaid, came RANDALL M LECKRON, TRUSTEE of the RANDALL M LECKRON REVOCABLE TRUST, DATED MAY 10, 2011, and BARBARA A LECKRON, TRUSTEE of the BARBARA A LECKRON REVOCABLE TRUST, DATED MAY 10, 2011, who are personally known to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same on behalf of said Trusts as such Trustees

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last above written

Mark A. Guilfoyle
Notary Public
My term expires 11-16-2026

