

Abilene Board of Zoning Appeals Minutes

Abilene Public Library

209 NW 4th St., Abilene, KS

June 2, 2026, immediately following the PC meeting



1. Call to Order by Vice Chair Sawyer at 4:07 p.m.

2. Roll Call

Board of Zoning Appeals members present: Vice Chair Travis Sawyer, Matt Mead, Kristyn Anderson, Eric Anderson, Alan Baier (arrived at 4:26 p.m.)

Absent: Chair Rod Boyd, Bill Marshall

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

Public present: Kiley Koffman, Kenton Crider, Clint Koffman, Diane Ingram

3. Approval of Agenda

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

Declaration of Conflict of Interest/Ex Parte Communications - None

4. Approval of Minutes

Motion by Mead to approve the February 3, 2026, minutes as written, seconded by E Anderson. Motion carried unanimously 4-0.

5. Public Hearing for BZA 26-6, a request from Kenton Crider to allow a variance from Article 20, Section 20-201(2)(a) of the zoning regulations of the City of Abilene, KS. The applicant is requesting an accessory structure that would exceed the maximum square footage allowance and sidewall height allowance. The site address is 600 S Cedar St, Abilene, KS

The staff report was discussed. Vice Chair Sawyer opened the public hearing at 4:16 p.m. The applicant was present at the meeting to discuss the site plan, intention of the accessory structure for personal storage of an RV and boat, and their plans to work with a surveyor to obtain a LOMA since the property is partially in the floodplain. Discussion was held regarding the variance justification and hardships presented by the applicant. The 604 S Cedar St lot was purchased at the sheriff's tax sale for the purpose of building an accessory structure. The lot combination of 600 S Cedar St and 604 S Cedar St created one large lot totaling 26,250 square feet. The primary dwelling was built in 1920, creating a historical nature acceptance by the commission that the main floor living area of 1,120 square feet creates an unfortunate limit on the size of the accessory structure allowance on the parcel. Only one response from the notices of public hearing was received by city staff, and it was in favor of granting the variance. No negative responses were received prior to or during the public hearing.

The public hearing was closed at 4:38 p.m.

Motion by K Anderson to approve the variance request as requested for a 1,500 square foot accessory structure with 12-foot sidewalls, with the stipulation that this structure may not conduct any commercial business activity, seconded by E Anderson. Motion carried unanimously 5-0.

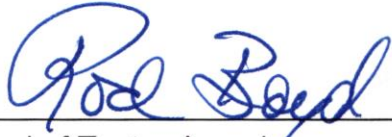
There is a 30-day appeal period which shall expire on July 2, 2026.

6. Adjournment

Staff Comments: There will be a Board of Zoning Appeals meeting on July 7, 2026, at 4 p.m. for a variance request in relation to the Airport Overlay District.

Motion by K Anderson to adjourn at 4:45 p.m., seconded by Mead. Motion carried unanimously 5-0.

ATTEST:


Board of Zoning Appeals


Community Development