

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:



Kari Zook
Community Development Director


Planning Commission