AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, MARCH 20, 2025
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

I. Chairman calls regular meeting to order

II. Approval of Minutes -

II.A. Planning Commission Minutes-February 20, 2025
Planning Commission Minutes- February 20, 2025

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. General Staff Report and Update

IV.A. General Staff Report- March 20, 2025
General Staff Report-March 20, 2025

V. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. New Business

VI.A. FC2023-40: Preliminary Plat - Speer Acres - ***WITHDRAWN***

VI.B. FC2023-41: Final Plat - Speer Acres - ***WITHDRAWN***

VI.C. GC2025-07 Replat - Faith Community Addition
GC2025-07 Faith Community Addition
GC2025-07 Vicinity Map

VII. Report of the Planning Secretary

VIII. Planning Commission Reports

IX. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

February 20, 2025

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, February 20, 2025, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Oyler called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Crockett, Member Crist, Member Dick, Member Hands, Member Randall, and Member Rupp. Also present were Staff Charles, Staff Presisto, and Staff Thompson.

2. APPROVAL OF MINUTES – January 16, 2025

Member Crocket made a motion to approve the minutes from January 16, 2025. *Member Rupp* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Not Present	Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Yea

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.
b. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
c. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
d. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
e. All application files in their entirety including Staff Reports

6. NEW BUSINESS

FC2025-02: Open Range field Services, LLC has filed an application for consideration of the Rodeo Chateau Parcel Plat, generally located at 617 S. Taylor Avenue Street, Garden City, KS, at the request of Jimmy & Jessica Hash.

Staff Thompson- Presented staff report.

MEMBER DICK MADE A MOTION TO RECOMMEND APPROVAL OF THE RODEO CHATEAU PARCEL PLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER HANDS SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Not Present	Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Yea

Motion passed.

GC2025-03: Golden Land Surveying has filed an application for consideration of the 7 Brew Replat, generally located at 1804 E. Kansas Ave, Garden City, KS, at the request of JP Bella, LLC.

Staff Thompson- Presented staff report.

Staff Charles- Just to add to that for clarification as you saw we approved their site plan and as Daunte mentioned in his report we have issued a building permit and as Neighborhood & Development we have made it our policy to work with some of these developers and builders and as you may know there are not many land surveyors available so we have them apply, get their application and get their plat in so that we can issue their building permit and kind of work them through the process and hold their certificate of occupancy until the plat gets recorded. This gives us the ability to work with them and give them a little bit of wiggle room because sometimes they go and talk to a land surveyor and it may be twelve to eighteen months before they can get to them.

Member Rupp- But they are kind of taking a chance.

Staff Charles- They are taking a chance, and we do like them to do the site plan and the plat at the same time, especially if it has never been platted to help get us those easements and things that we need. Luckily for this one it was kind of a replat, and they just made it where they don't have all of the lot lines, and they are not violating the zoning regulations by building over a lot line.

MEMBER RANDALL MADE A MOTION TO RECOMMEND APPROVAL OF THE 7 BREW REPLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RUPP SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Not Present	Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Yea

Motion passed.

GC2025-05: Pro-Stake Surveying has filed an application for consideration of the Echo Valley II Parcel Plat, generally located at 2880 E. Schulman Avenue, Garden City, KS, at the request of HG Land LLC.

Staff Presisto- Presented staff report.

Member Crist- When you take a single lot, and you split it into two obviously the dividing line is going to be north/south line. On this piece of property does the property owner have the option of saying I want to divide it into north, south, or east, west?

Staff Charles- I'm sure they do. I don't think that the specific property is big enough to do that because of building setbacks and with it being a major roadway some of those have additional setbacks, but as long as they are meeting the original requirements of the subdivision and zoning regulations, absolutely.

Member Crist- So if he wanted to request, north, south rather than east, west he could do that if it fit?

Staff Charles- Correct.

Member Crocket- If it makes sense.

Member Dick- It can be any shape. Look at Petra's cut out. It is a moon shape.

Staff Charles- Yes, that is correct. Some of them might be quite unique and that is just wherever they can get an entrance from, where the utilities are set for what they want to do. For commercial and industrial, they don't quite have a minimum acreage requirement, but if you are doing multi-family, they do have dimensions that they have to meet. How ever they can make that work that touches right of way, absolutely.

MEMBER DICK MADE A MOTION TO RECOMMEND APPROVAL OF THE ECHO VALLEY II REPLAT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Not Present	Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Yea

Motion passed.

GC2025-04: Rezoning from "C-2" General Commercial District with "PCD" Planned Commercial Development Overlay to "R-3" Multiple Family Residential District, for the property generally located at 1801 Palace Drive, Garden City, Kansas, at the request of Tim Hanigan.

Staff Presisto- Presented staff report.

OPEN PUBLIC HEARING

Greg Smith, Neighboring Property Owner- I think our main concern as a commercial building owner is we understand the City needs residential living especially with things coming to Garden City, but we are concerned about parking. We want to make sure that whatever gets approved since it is multi-family that there is enough parking for their parking because I know what my parking lot would cost if people started parking on it that I don't need their parking on it. It's not that we don't want to be generous, but that is probably my only concern as a landowner.

Chair Oyler- What is it zoned for parking wise? Are we that far into the development to know?

Staff Charles- So, this was initially a mixed-use development where they were going to have the bottom commercial and residential on top. They plan to do some quad-plex type facilities with quad-plexes, but they did receive some MIH grants from the Kansas Housing Resource Center for them to build multi-family, so they are required to meet a specific number of units for that. But yes, they will have enough parking and how our parking requirements work for multi-family is based on the bedroom count. So based on the rooms that they have is how we will calculate how much parking is needed.

Greg Smith- Can you tell me what that requirement is?

Staff Charles- I will pull it up for you.

Chair Oyler- What is MIH? Is it low income.

Staff Charles- It is moderate income.

Chair Oyler- Will they have assisted living type?

Staff Charles- They have to meet a certain criteria for how much they make for them to be eligible to be in there. It is a little bit different when it comes to grants. There is moderate income housing and then there is lower income housing. They are specifically to the moderate-income housing.

Member Dick- We are going from C-2 PCD mixed use which was talking about 250 units. I think this is reducing the number of units and you are taking away commercial. To me the change is actually going to make parking less of an issue than leaving it the way it is. Leaving it that way was really the question that you're asking, is really there enough parking for commercial and high density.

Shelly Smith, Neighboring Property Owner- That was my first reaction and then that meeting was cancelled and never took place.

Staff Charles- How it works is one and a half spaces for one bedroom and one point seven five spaces for 2-bedroom units. So however, it works, whether they have one bedroom, two-bedroom, three bedrooms, they will have to round that number up.

Greg Smith- At forty-eight units I know how big my parking lot is and how many cars it can handle. They are parking with five and a half acres, they should handle it.

Staff Charles- I will add they will be doing at least two phases. That is just for that first phase. That is how many units will be there. There may be more, and they will need to meet the same requirements for parking, and we'll make sure that that is enforced before any building permits are pulled, but they are doing forty-eight units versus before it was sixty-two.

Shelly Smith- Will there be straight parking allowed. Right now, there is just no traffic, people leaving the moving theater that's about it.

Staff Charles- I don't know that there will be.

Shelly Smith- It won't necessarily be disallowed.

Staff Charles- That is correct. Unless there are signs that state that there is no parking, but for this development what they put out there should be plenty for them park.

Greg Smith- That is our only concern.

Mary Ellen Woods, Neighboring Property Owner- Parking has been our major concern because in a three-bedroom house everybody drives a car now and there's more cars going in than is allowed. We have someone on our street that I think they have a three bedroom house and there's six cars parked out in front. Yes, they are on the property itself, but there's six cars but none in their garages. Are they going to have covered parking or is this all outside parking?

Staff Charles- I don't know if the parking itself will be covered, but they will have a parking lot for their tenants.

Mary Ellen Woods- Parking is our big concern because of cleaning the streets. We can't get the streets clean because we've got people parked out in the street when it is cold, and it is snowing. So parking is becoming a big problem because there's more people living in dwellings that drive a car, and they go everywhere and everybody drives a vehicle anymore. That is our biggest concern in the area we've got. And I know what they are talking about because we have the same problem where we are at.

CLOSE PUBLIC HEARING

Member Randall- Is there an alley between this and Woods Multi-family?

Staff Charles- Yes, there is an alley and based on our conversations with the developer in the layout I don't think there will be any access to that alley. We do actually have some transformers and some things in that alley, poles and things that would make it hard for them to have access to it. But my understanding is there would be no direct access to that alley.

Member Dick- With the PCD overlay my understanding is that allows them to get around some of the parking requirements that would be with a normal C-2?

Staff Charles- Yes that is correct. What they had in place for that planned commercial development they were allowed to ask for some reduced setbacks, parking, and things like that.

Member Dick- So while I'm hearing some of the concerns from the public right now, we could potentially have issues with the current zoning because they wouldn't have to necessarily call it C-2, but if they rezoned to R-3 then they do have parking requirements that weren't in place before. So, we are actually kind of avoiding some of the issues that we are hearing about because then they will have those parking requirements that they currently don't have.

Staff Charles- As some of you know, we recently reviewed our parking requirements, as ours were much more than what you typically see. It's always kind of hard to gauge whether you have enough parking or too little parking, and I don't know if that will be an issue here and a lot of times most of these developers I will say don't just go by strictly what they need. They do usually add a few parking spaces just to account for any staff or anything or if anybody has visitors. That is something we see a lot.

Member Rupp- I was wondering, that document you put up there for the required parking spaces was dated 22, is that the current requirements we just passed?

Staff Charles- Yes this is the current. Sometimes the right hearing doesn't get updated correctly, how the pdf and word things work, but yes this what we recently adopted.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING FROM "C-2" GENERAL COMMERCIAL DISTRICT WITH A "PCD" PLANNED COMMERCIAL DEVELOPMENT OVERLAY DISTRICT TO "R-3" MULTIPLE FAMILY RESIDENTIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE 1. MEMBER RANDALL SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crockett	Crist	Dick	Hands	Hanigan	Oyler	Randall	Rupp
Not Present	Yea	Yea	Yea	Yea	Not Present	Yea	Yea	Yea

Motion passed.

7. REPORT OF THE PLANNING SECRETARY

Staff Charles- Notified the Board that moving forward that the Building Report will be added to the Report of the Planning Secretary for any questions that may arise.

8. COMMISSION MEMBER REPORTS

Member Randall- Commented on the property tax bill may have something different than what the property is actually zoned.

Staff Charles- Notified the Board that the Finney County Appraisers appraise properties based on use and gave a brief history on previous County zoning.

Member Dick- Let Planning Staff know they are doing a good job in their work and assisting in moving projects along.

Member Crockett- Thanked Planning Staff for their thoroughness and providing good information.

Chair Oyler- Thanked the people from the public that come in and provide public comment.

9. ADJOURN

The meeting was adjourned at 9:29 A.M.

Trent Maxwell	Secretary	Deborah Oyler	Chair
Aleecya Charles	Staff	Jeana Anliker	Vice-Chair

GENERAL STAFF REPORT AND UPDATE
MARCH 20, 2025

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: February 14, 2025 – March 12, 2025

Site Plan	SP#	Landscape	Address	Project
Delivery Center	SPGC25-01	N	225 Chloe Avenue	New Distribution Warehouse
Ron Naab	SPGC24-46	N	274 N Bus Drive	New Warehouse
Invenergy Wind Development LLC	SPGC24-47	N	8101 W Barlow Rd	New Meteorological Tower

Lot Splits & Parcel Plats Approved Administratively: February 14, 2025 – March 12, 2025

No Administrative Lot Splits or Parcel Plats Approved

Jurisdiction	Request	Description	Applicant/Surveyor

Commercial Certificate of Occupancies Issued: February 14, 2025 – March 12, 2025

Project	Address
New Storage Building	1620 E Fulton Plaza
New Maverik Convenience Store	50 Acraway Avenue

Discussion:

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: March 20, 2025
RE: GC2025-07 Replat - Faith Community Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Faith Community Addition Replat.

BACKGROUND:
Duane Palmberg, Palmberg Land Surveying Services, is requesting to plat the Faith Community addition. The property is generally located west of 2304 E. Mary Street and is currently zoned "C-2" General Commercial District. Although Staff has had preliminary conservations regarding the development of this lot, we have received no official site plans.

The plat was presented for review for a second submittal review on February 24, 2025, and met the minimum requirements of the zoning and subdivision requirements.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat.
2. The Planning Commission may not recommend approval of the plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat.

FISCAL NOTE:
There is no fiscal impact.

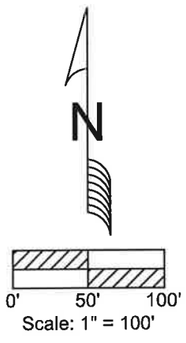
ATTACHMENTS:
GC2025-07 Faith Community Addition
GC2025-07 Vicinity Map

Faith Community Addition

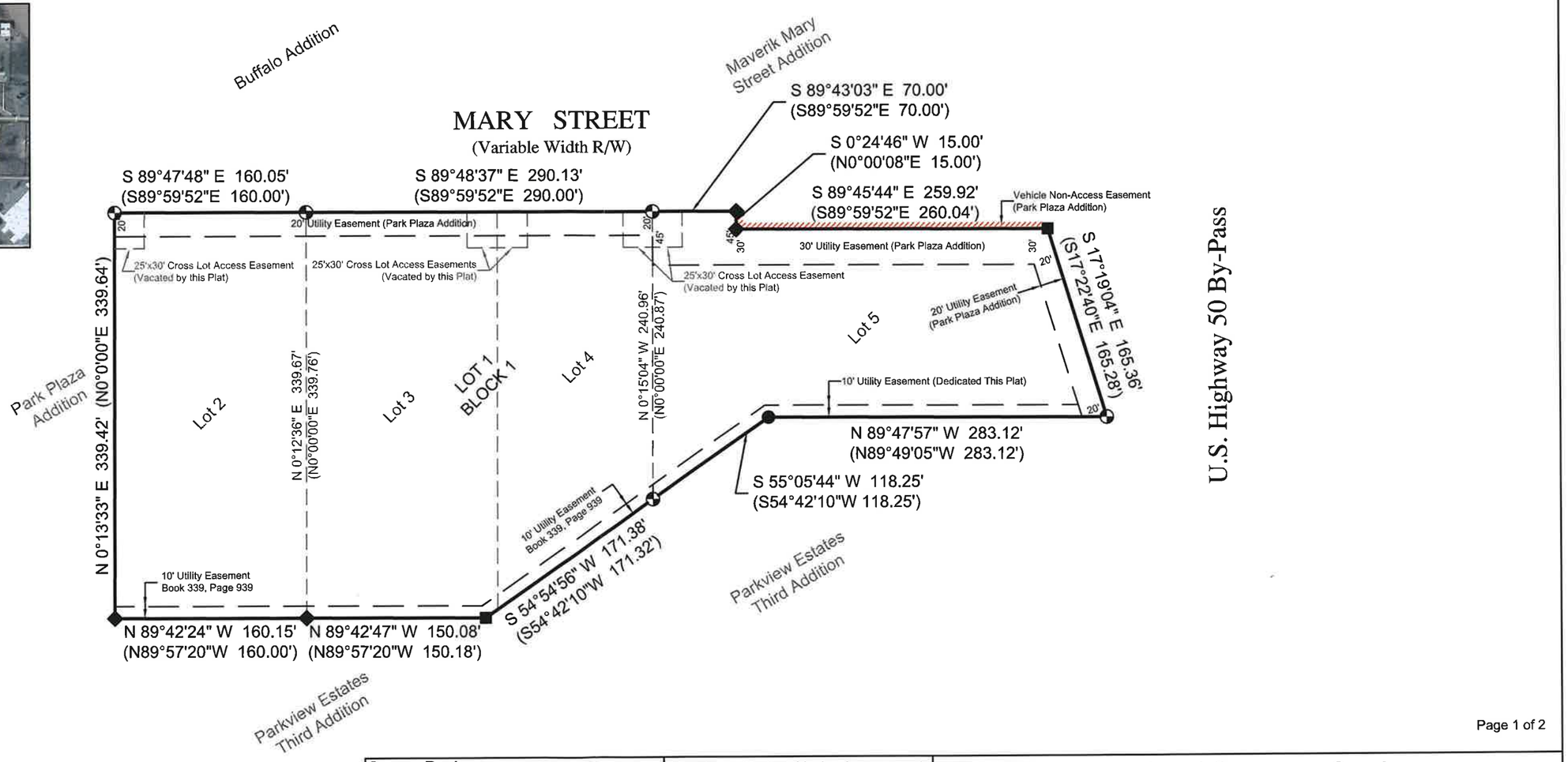
A Replat of Lots 2, 3, 4 and 5, Block 1 of Park Plaza Addition
Garden City, Finney County, Kansas



Vicinity Map
Not To Scale



Scale: 1" = 100'



LEGEND

- Found 1/2" Rebar w/No Cap Matthews LS1114
- Found 1/2" Rebar w/Large Yellow Cap Matthews LS1114
- Found 1/2" Rebar w/Orange Cap Matthews LS1114
- Set 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- ( ) Platted Distance
- { } Deed Distance

Zoning Note:
This Plat is subject to the C-2 General Commercial District Zoning Regulations.

Survey Review
I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 3-1-25 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on February 10, 2025.

DUANE K. PALMBERG LICENSED 2/25/2025 LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. The Basis of Bearings is the W. line of Lot 2, assumed to be N 0°13'33" E.
2. Error of Closure: >1:125,000 0.02'@S 73°12'17" W

Faith Community Addition
A Replat of Lots 2, 3, 4 and 5, Block 1 of Park Plaza Addition
Garden City, Finney County, Kansas

File Name: 2025-002	Job Number: 2025-002	Date: 2/10/2025

Faith Community Addition

A Replat of Lots 2, 3, 4 and 5, Block 1 of Park Plaza Addition
Garden City, Finney County, Kansas

Boundary Description of Record

Lot Two (2), Three (3), Four (4) and Five (5), Block 1 of Park Plaza Addition to the City of Garden City, Finney County, Kansas.

Owner's Certification

State of Kansas)
) ss:
County of Finney)

We, Janet S. Hands, Chairman, and Jackie Algrim-Penner, Vice Chairman, of the Faith Community, A Global Methodist Church, Board of Trustees, being the owner of the property described hereon, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and easements.

Janet S. Hands, Chairman
Faith Community, A Global Methodist
Church, Board of Trustees

Jackie Algrim-Penner, Vice Chairman
Faith Community, A Global Methodist
Church, Board of Trustees

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Janet S. Hands, Chairman, and Jackie Algrim-Penner, Vice Chairman, of the Faith Community, A Global Methodist Church, Board of Trustees, this____ day of _____, 2025

Notary Public
for Janet S. Hands, Chairman
Faith Community, A Global Methodist
Church, Board of Trustees

Notary Public
for Jackie Algrim-Penner, Vice Chairman
Faith Community, A Global Methodist
Church, Board of Trustees

Holcomb - Garden City - Finney County Area Planning Commission Approval

The Replat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this____day of _____ 2025, and same is hereby recommended for final approval.

Deborah Oyler, Chairman

Trent Maxwell, Secretary

City of Garden City

State of Kansas)
) ss:
County of FInney)

These easements accepted by the Governing Body of the City of Garden City, Kansas, as shown on said plat, are hereby dedicated this ____ day of _____, 2025.

Roy Cessna, Mayor

Attest: Celyn Hurtado,City Clerk

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. The Basis of Bearings is the W. line of Lot 2, assumed to be N 0°13'33" E.
2. Error of Closure: >1:125,000 0.02'@S 73°12'17" W

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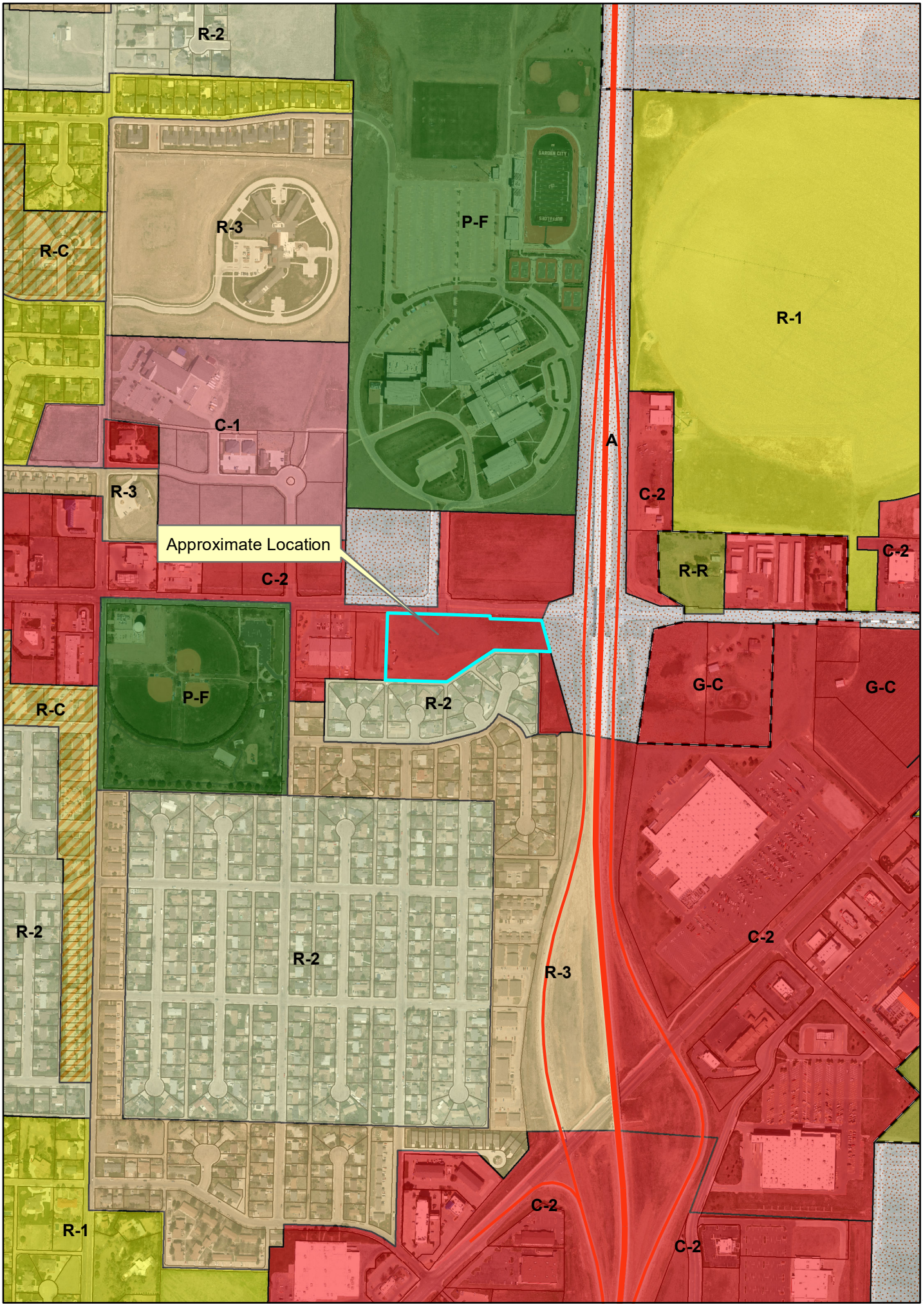
A Replat of Lots 2, 3, 4 and 5, Block 1 of Park Plaza Addition
Garden City, Finney County, Kansas

File Name: 2025-002	Job Number: 2025-002	Date: 2/10/2025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Approximate Location
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