



PLANNING COMMISSION MEETING, AUGUST 18, 2026

Tuesday, August 18, 2026 at 6:30 PM
Council Chambers, 520 N. Commercial Ave.

AGENDA

Click here to visit our [Facebook Page](#).

CALL TO ORDER / ROLL CALL

Chair opened the Planning Commission Meeting at _____ (time).

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

- [1.](#) Minutes of Regular Planning Commission Meeting June 16, 2026

PRESENTATIONS / PUBLIC FORUM

During Public Forum, the Planning Commission Chairperson will ask if anyone in the audience would like to address the Planning Commission. A person wishing to make a statement should approach the podium, state their name and address. Each person will have a 3 minute time limit.

NEW BUSINESS

- [2.](#) Review Zoning Map Recommendations

ADJOURN

Motion to adjourn the Planning Commission Meeting at _____ PM.

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on 08/11/2026 at 2:00 PM.



PLANNING COMMISSION MEETING, JUNE 16, 2026

Tuesday, June 16, 2026 at 7:00 PM
Council Chambers, 520 N. Commercial Ave.

MINUTES

Click here to visit our [Facebook Page](#).

Chair opened the Planning Commission Meeting at 7:07pm (time).

PRESENT

Debbie Harrison
Izaiah Chapman
Jeff DeHaven
Seth Queen

ABSENT

Scott Thomas

Motion to approve the agenda as presented.

Motion made by Chapman, Seconded by Harrison.
Voting Yea: Harrison, Chapman, DeHaven, Queen

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion made by Chapman, Seconded by Harrison.
Voting Yea: Harrison, Chapman, DeHaven, Queen

1. Minutes of Regular Planning Commission Meeting May 12, 2026

PRESENTATIONS / PUBLIC FORUM

During Public Forum, the Planning Commission Chairperson will ask if anyone in the audience would like to address the Planning Commission. A person wishing to make a statement should approach the podium, state their name and address. Each person will have a 3 minute time limit.

2. Public Hearing Alley Vacations - Various Locations

Chairperson opens hearing for comments from the public: 7:08 PM

Kyle Nordick, Zoning Administrator, presented the staff report regarding alley vacations on the east side of town between Jackson and Harrison.

Public comment was heard from Riley Ware regarding access to property and requirement of maintenance to alley. Zoning Administrator Nordick, stated that the vacation of the alleyway would take place north of parcel 29 which would allow for continued access to their property. Maintenance of the alley would be on the city.

Public comment was heard from Carol and Terry Mattson regarding access to their property located north of parcel 29. They stated the proposed plan would prevent them from accessing the rear of their property. Zoning Administrator Nordick suggested moving the vacation line to the north of their property, parcel 31, which rectified the issue.

Chairperson closes public hearing: 7:20 PM

Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, a motion to approve the alley vacations with the amendment to move the vacation line from the North-South alley lying east of lots 24-38 (EVEN) on the East side of North Jackson Avenue and West of Lots 23 - 37 (ODD) on the West side of North Jefferson Avenue to east of lots 34-38 (EVEN) on the East side of North Jackson Avenue and West of Lots 33-37 (ODD) on the West side of North Jefferson Avenue.

Motion made by Queen, Seconded by Chapman.
Voting Yea: Harrison, Chapman, DeHaven, Queen

3. Public Hearing for Special Use Permit 26-1

Chairperson opens hearing for comments from the public: 7:23 PM

Kyle Nordick, Zoning Administrator, presented the staff report for special use permit 26-1 submitted by Heidi Buchanan for the establishment of a tiny home at 617 N. Harrison Avenue which is a permitted special use under the R-1 zoned district.

Committee member Jeff DeHaven asked questions regarding parking. Zoning Administrator Nordick responded that parking will be in the current drive and not add to on-street parking.

Applicant Buchanan spoke regarding the construction of the home and timeline.

No further public comments were made.

Chairperson closed public hearing: 7:30pm.

Based on City staff recommendations, public comments, and discussion by the Planning and Zoning Board, motion to approve SU 26-1 as presented.

Motion made by Queen, Seconded by Chapman.
Voting Yea: Harrison, Chapman, DeHaven, Queen

NEW BUSINESS

4. Protective Overlay - Central Business District

No Action Required

Protective Overlay - Central Business District

Kyle Nordick, Zoning Administrator, presented the staff report regarding a protective overlay in the C-1 Central Business District.

Commission asked questions regarding district boundaries, various properties and their utilization, and how this overlay would work in conjunction with other city policies.

Commission agreed to continue discussions on the item and bring it for consideration at a future date.

No action taken.

ADJOURN

Motion to adjourn the Planning Commission Meeting at 8:07 PM.

Motion made by Queen, Seconded by Chapman.

Voting Yea: Harrison, Chapman, DeHaven, Queen

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on 5/26/2026 at 10:15 AM.

DRAFT

**City of Sedgwick
Planning and Zoning Commission Meeting
August 18, 2026**

TO: Planning and Zoning Commission

SUBJECT: Zoning Map Recommendations

INITIATED BY: Administration

AGENDA: New Business

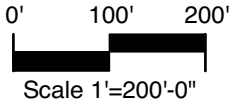
Background: During the June 16, 2026, Planning and Zoning Commission meeting discussion ensued regarding properties located within the current C-1 Central Business District and their allowable uses. Commission was interested in learning more about the current zoning of properties throughout the existing C-1 Business District corridor and along Washington Avenue.

Analysis: Staff reviewed the current zoning regulations and allowable business uses per district and determined that changes could occur to the Zoning Map without negatively impacting current business utilizations. The proposed map changes better align the current and future utilization of each parcel while addressing some inconsistencies. Should Commission agree with moving forward with the proposed changes, notifications would be sent to each parcel owner and a public hearing date set for the map revisions.

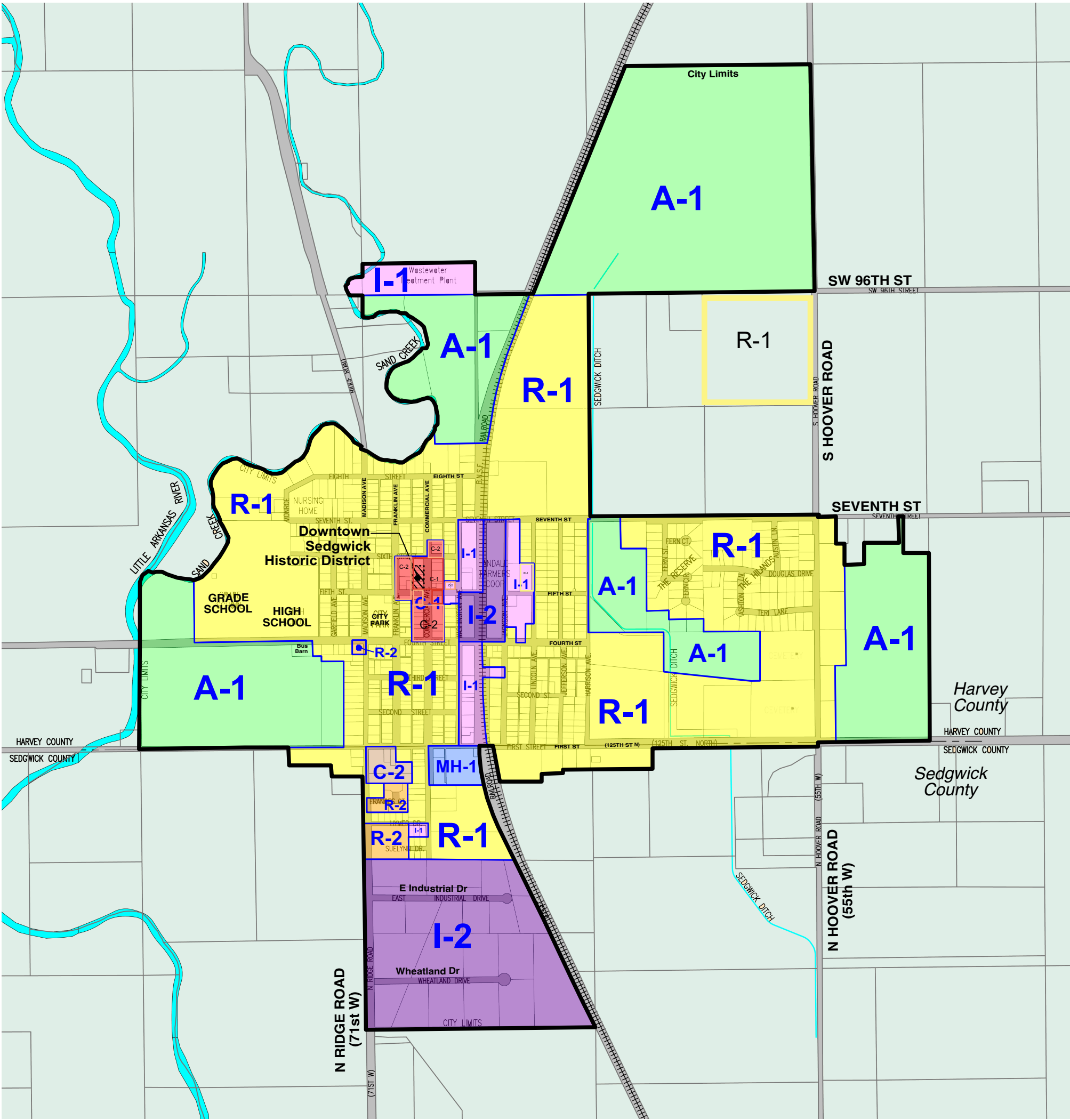
Financial Considerations: Minor cost associated with establishing public hearing for proposed zoning map changes.

Recommendation: Planning and Zoning Commission determination

OFFICIAL
ZONING MAP



CITY OF
SEDGWICK, KANSAS



Zoning Districts

- A-1 Agricultural District
- R-1 Single- and Two-Family Residential District
- R-2 Multiple-Family Residential District
- MH-1 Manufactured Home Park District
- C-1 Central Business District
- C-2 General Business District
- I-1 Light Industrial District
- I-2 Heavy Industrial District

P-O Protective Overlay District
may be applied with any underlying zoning district.

Official copy of Zoning District Map
incorporated into Zoning Regulations
by adoption of Ordinance Number _____
by the Governing Body of the City of Sedgwick
on the _____ day of _____, 2020.
Effective Date: _____, 2020.

Mayor: _____
Bryan Chapman

Attest: City Clerk

Janise Enterkin

Revision Dates: