



PLANNING COMMISSION MEETING, JANUARY 20, 2026

Tuesday, January 20, 2026 at 7:00 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 October 14, 2025

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. Resolution 01202026

Motion to approve Resolution 01202026 as presented.

Motion by _____

Second by _____

3. The Planning Commission will review the Preliminary Plat for Cardinal 2nd Addition. Documents to be reviewed are as follows: Application for Preliminary Plat Approval; Preliminary Plat Map; Contents of Preliminary Plat-Checklist; Report to Planning Commission on Preliminary Plat; Drainage Concept; Utility Concept.

Motion to approve Cardinal Addition Preliminary Plat as approved.

Motion By _____

Second By _____

ADJOURN

Motion to adjourn the Planning Commission Meeting at _____ PM.

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on MM/DD/20YY at H:MM PM.



PLANNING COMMISSION/BOARD OF ZONING APPEALS MEETING, OCTOBER 14, 2025

Tuesday, October 14, 2025 at 7:00 PM
Council Chambers, 520 N. Commercial Ave.

MINUTES

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

CALL TO ORDER / ROLL CALL

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

Chair opened the Planning Commission Meeting at 7:00pm

PRESENT

Seth Queen

Debbie Harrison

Izaiah Chapman

Jeff DeHaven

ABSENT

Scott Thomas

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion to approve the Consent Agenda as presented.

Motion made by Chapman, Seconded by Harrison.

Voting Yea: Queen, Harrison, Chapman, DeHaven

1. Approval of April 29, 2025 Meeting Minutes

Motion to approve April 29, 2025 minutes as presented.

Motion By _____

Second By _____

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.

Stefanie Zerbe asked how it would effect her business Iron Strength & Wellness

- 2. Review of V-2025-01, application of Rebecca Whistler, Truly You Midwifery, pursuant to section 10-107 of the city zoning regulations, who is petitioning for a variance to establish two (2) parking stalls for restricted parking at property addressed as 501 N. Commercial Ave. Sedgwick, KS 67135.

Chairperson opens hearing for comments from the public: _____PM

Chairperson closes public hearing: _____PM

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (Approve, Deny, or Table) V-2025-01. Seconded by _____

Chairperson opens hearing for comments from the public:7:03PM

Discussion: How it was going to be enforced?

Chairperson closes public comment @7:07PM

Chairperson closes public hearing:7:21PM

Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I, Seth Queen, make a motion to approve V-2025-01.

Motion made by Queen, Seconded by Harrison.

Voting Yea: Queen, Harrison, Chapman, DeHaven

NEW BUSINESS

ADJOURN

Motion to adjourn the Planning Commission Meeting at _____ PM.

Motion to adjourn the Planning Commission Meeting at 7:21pm.

Motion made by Queen, Seconded by Chapman.

Voting Yea: Queen, Harrison, Chapman, DeHaven

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on MM/DD/20YY at H:MM PM.

DRAFT

RESOLUTION 01202026

A RESOLUTION TO GRANT A VARIANCE IN CASE V-2025-1

WHEREAS, Rebecca Whistler of 501 N. Commercial Avenue, Sedgwick, Kansas 67135, has requested a variance as provided for in Section 10-107 of the City Zoning Regulations; and

WHEREAS, the variance requested for a subject property located at 501 N. Commercial Avenue, Sedgwick, Kansas 67135, legally described as:

S34, T24, R01W, E89, 17LT125

WHEREAS, the subject property is in the C-1 Central Business District; and

WHEREAS, the requested variance would permit the establishment of two (2) private parking stalls on the subject property; and

WHEREAS, the Sedgwick Board of Zoning Appeals has proper jurisdiction and authority to hear a variance case for the subject property, and may require that conditions be attached to a variance in order to ensure that a property with a variance continues to comply with the standards set out in Section 10-107E of the City Zoning Regulations; and

WHEREAS, the Sedgwick Board of Zoning Appeals held a public hearing on October 14, 2025, to consider variance case V-2025-1; and

WHEREAS, public notice of the hearing was published in the official city newspaper on September 18, 2025, so that at least 20 days elapsed between the publication date and the date of the public hearing. As required by K.S.A. 12-757(b), written notice was also mailed to all owners of record of real property within the Notification Area, so that at least 20 days elapsed between the date of mailing and the date of public hearing; and

WHEREAS, during the public hearing the Sedgwick Board of Zoning Appeals heard all comments and remarks relating to Case V-2025-1, and gave consideration to all statements and standards as set forth by K.S.A. 12-759(e); and

WHEREAS, during the public hearing, the Sedgwick Board of Zoning Appeals considered this variance case, and made specific findings of fact which are contained in the attached Variance Case Report (as amended).

TAKING ALL OF THESE FACTS INTO CONSIDERATION, A MAJORITY OF THE MEMBERS OF THE CITY OF SEDGWICK BOARD OF ZONING APPEALS ARE HEREBY RESOLVED THAT:

Section 1: This application for variance be granted on the property described in this Resolution, subject to the condition(s) contained in the Variance Case Report (as amended).

Section 2: This variance is valid for 180 days after the date on which the variance was granted by the Board of Zoning Appeals (BZA). The BZA may grant extensions not exceeding 180 each, without further notice or hearing, provided that a written application for an extension is submitted within a valid 180 day period. A zoning permit must be obtained and the requested variance must be started within a valid 180 day period, or the permit for this variance becomes null and void.

PASSED AND APPROVED this 20th day of January, 2026

Seth Queen, Chairperson Sedgwick BZA

ATTEST:

Jenessa Boldenow, Secretary

APPLICATION FOR PRELIMINARY PLAT APPROVAL

*This is an application for processing a preliminary plat in accordance with the City Subdivision Regulations. The application must be completed, accompanied by the fee, and filed with the Subdivision Administrator at City Hall at least **30 days prior** to a regular meeting date of the City Planning Commission.*

*Sedgwick City Hall
520 N. Commercial
Sedgwick, KS 67135*

*EMAIL: janise@cityofsedgwick.org
FAX: (316) 772-5592*

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

Name of Subdivision: Cardinal 2nd Addition

General location: East side of Commercial Ave, West of AT&SF Railroad,
North of Sedgwick Industrial Park

Name of Landowner: Matt Crabtree

Company Name: Peace By Piece LLC

Address: 2615 E 48th St N, Wichita KS, 67219

Phone: (316) 519-3606 Email: matt@craftedbycrabtree.com

Name of (Subdivider) (Agent): Thomas Joyce

Company Name: Baughman Company

Address: 315 S. Ellis, Wichita, KS, 67211

Phone: (316) 262-7271 Email: pmeyer@baughmanco.com

Name of (Engineer) (Land Planner): Baughman Company

Company Name: _____

Address: _____

Phone: _____ Email: _____

Name of Professional Surveyor: Baughman Company

Company Name: _____

Address: _____

Phone: _____ Email: _____

Subdivision Information

- 1. Gross acreage of plat: 12.17 acres
- 2. Total number of lots: 14
- 3. Proposed land use for an (urban-type) (rural-type) subdivision:
 - a. Residential / Single-Family _____
 - b. Residential / Duplex _____
 - c. Residential / Multi-Family _____
 - d. Residential / Manufactured Home _____
 - e. Commercial _____
 - f. Industrial _____
 - g. Other _____
- 4. Predominant minimum lot width: 70 feet
- 5. Predominant minimum lot area: 10,500 square feet
- 6. Existing zoning: R-1 District
- 7. Proposed zoning: R-1 District
- 8. Source of water supply: Municipal
- 9. Method of sewage disposal: Municipal
- 10. Total lineal feet of new street: 753.10 feet

<u>Street Name</u>	<u>R-O-W Width</u>	<u>Lineal Feet</u>
a. <u>Hymer Drive</u>	<u>69.71</u> feet	<u>452.54</u> feet
b. <u>Suelynn Drive</u>	<u>60</u> feet	<u>300.56</u> feet
c. _____	_____ feet	_____ feet
d. _____	_____ feet	_____ feet
e. _____	_____ feet	_____ feet

- 11. Proposed type of street surfacing: Asphalt
- 12. Curb and gutter proposed: Yes No
- 13. Sidewalks proposed: Yes No If yes, where?

- 14. Is any portion of the proposed subdivision located in an identified floodplain area?
 Yes No If Yes, describe:
Approximately 80 percent of proposed subdivision located in FEMA Zone "AE"

The landowner of the property described in this Application agrees to comply with City Subdivision Regulations and all other related resolutions, policies, and standards of the City, as well as statutes of the State of Kansas. In addition, the undersigned states that he or she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

Signature: [Handwritten Signature], Landowner

Print name: Matthew R Crabtree

Date: 1-6, 2025

Signature: [Handwritten Signature], Agent (if any)

Print name: Thomas Joyce

Date: 1-6, 2026

OFFICE USE ONLY

Number of Prints of the Preliminary Plat received: _____

Vicinity map of existing and proposed street system received: Yes No

Statement of proposed improvements and their method of financing and guaranteeing received: Yes No

Preliminary drainage plan, if required, received: Yes No

This application was received by the Subdivision Administrator at _____:_____ (am, pm) on _____, 20____.

It has been checked and found to be complete and accompanied by the required information for submittal, and the fee of \$_____.

Signature: _____, Subdivision Administrator

Print name: _____

Date: _____, 20____

Provide copy to:

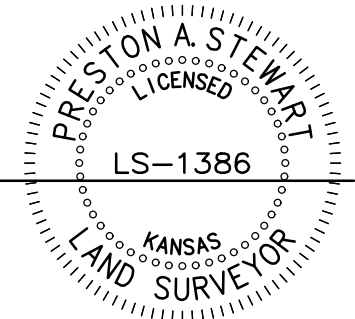
- Landowner(s) or Agent(s)

CARDINAL 2ND ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid Sedgwick County) do hereby certify that we have surveyed and platted "CARDINAL 2ND ADDITION", Sedgwick, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as a tract of land in the North Half of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas described as follows: Beginning at a point on the South Line of said North Half and 718 feet east of the Southwest corner of said North Half, thence north coincident with the center line of Commercial Avenue, 200.00 feet; thence east parallel with the South Line of said North half 30.00 feet, to the southwest corner of Lot 3, Block A, Cardinal Addition, Sedgwick, Sedgwick County, Kansas; thence continue east coincident with the south line of Lot 3, in said Block A, 150.00 feet to the southeast corner of Lot 3, in said Block A; thence north coincident with the east line of Lots 3, 2 and 1, in said Block A, 300.00 feet to the northeast corner of Lot 1, in said Block A; thence west coincident with the north line of Lot 1, in said Block A, as extended west 180.00 feet to the centerline of Commercial Avenue; thence north coincident with the centerline of said Commercial Avenue, 68.55 feet to a point 760 feet South of the North line of said North Half; thence East parallel with the North line of said North Half, 330 feet; thence North parallel with the West line of said North Half, 300 feet; thence East parallel with the North line of said North Half, 324.15 feet to the Westerly right-of-way line of the AT&SF Railroad; thence Southeasterly along said right-of-way line to a point on the South line of said North Half; thence West 392.3 feet to the place of beginning, except the west 30 feet thereof for road rights of way of record.

Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Preston A. Stewart, P.L.S.#1386, Surveyor

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Reserve, and Streets to be known as "CARDINAL 2ND ADDITION", Sedgwick, Sedgwick County, Kansas. The drainage easements are hereby granted to the public as indicated for drainage purposes. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, lakes, utilities as confined to easements, and pipelines as confined to easement. Reserve "A" shall be owned and maintained by the homeowners association for the addition. Compliance with any platted restrictions and applicable covenants affecting Reserve "A" shall be binding on owners, successors, heirs or assigns. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Peace by Piece, LLC
a Kansas limited liability company

Matthew Crabtree, Member
Kimberly Crabtree, Member

State of Kansas) SS The foregoing instrument acknowledged before me, this day of _____, 2025, by Matthew Crabtree and Kimberly Crabtree, as Member and Member of Peace by Piece, LLC, a Kansas limited liability company, on behalf of the limited liability company.

_____, Notary Public

My App't. Exp. _____

This plat of "CARDINAL 2ND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Sedgwick Planning Commission, Sedgwick, Sedgwick County, Kansas.

Dated this _____ day of _____, 2025.

Seth Queen, Chair
Jenessa Baldenow, Secretary

This plat approved and all dedications shown hereon accepted by the Governing Body of the City of Sedgwick, Kansas, this _____ day of _____, 2025.

Bryan Chapman, Mayor
Shelia Agee, City Clerk

This plat is approved pursuant to K.S.A. 12-401.
Date signed: _____, 2025.

Jennifer Hill, City Attorney

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2025.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2025.

Kelly B. Arnold, County Clerk

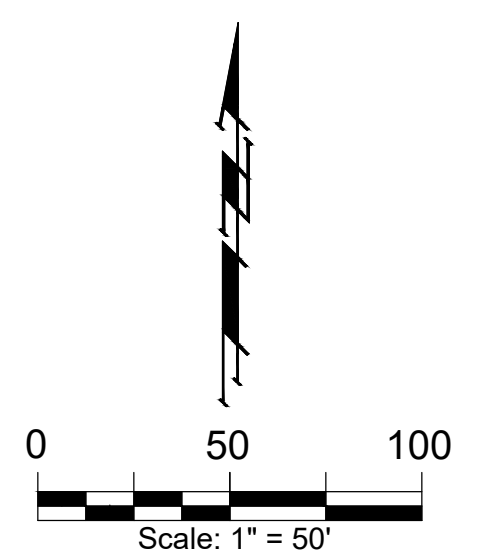
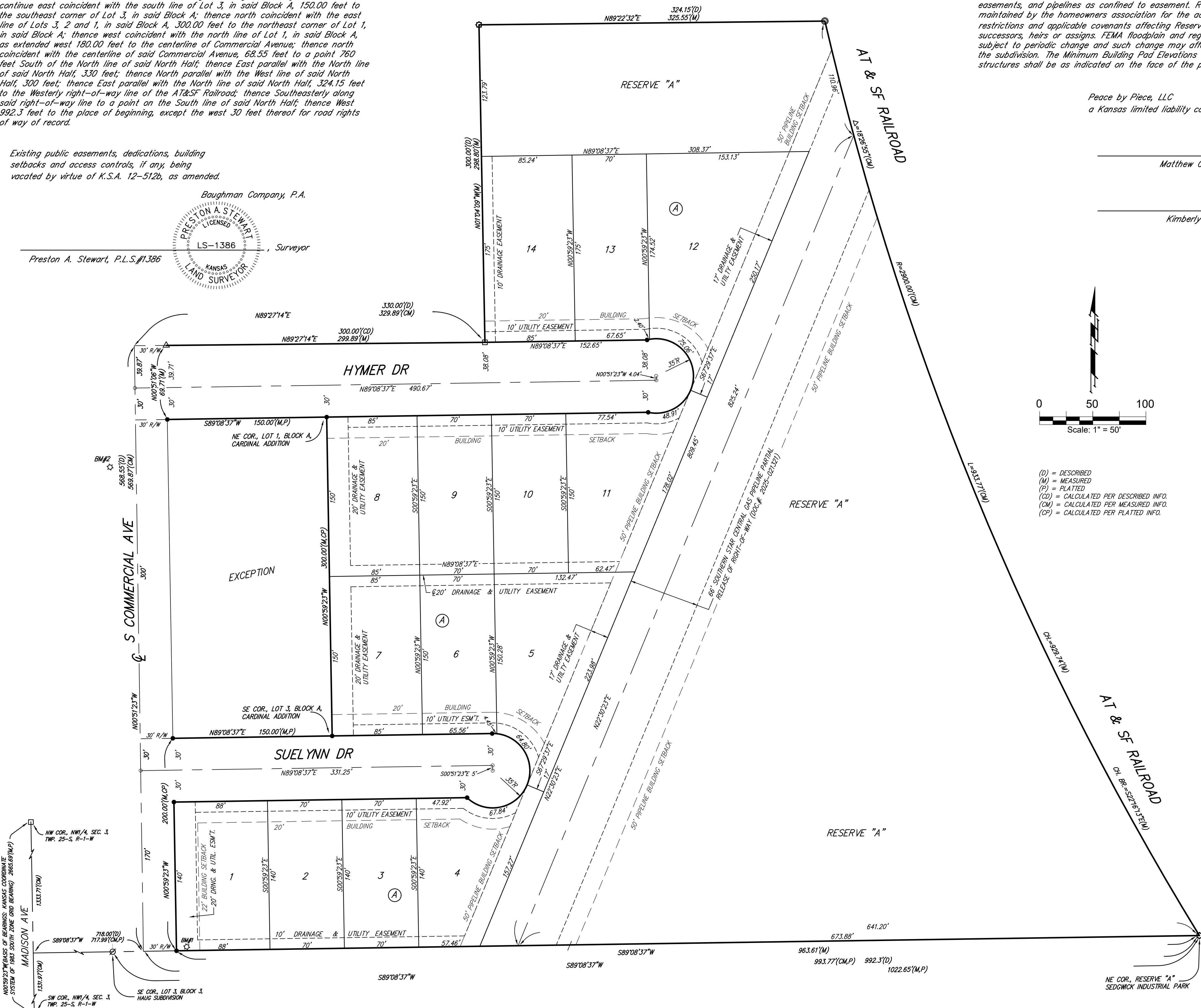
State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2025 at _____ o'clock _____ M. and is duly recorded.

Tonya Buckingham, Register of Deeds

Kenly Zehring, Deputy

CARDINAL 2ND ADDITION

BAUGHMAN COMPANY
315 Ellis St. Wichita, KS 67211 316-262-7271
BaughmanCo.com



- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
- = #4 REBAR W/ "ALPHA" CAP (FOUND)
- ⊙ = #4 REBAR W/ "TTL'S" CAP (FOUND)
- = #5 REBAR (FOUND)(ORIGIN UNKNOWN)
- △ = #5 REBAR W/ "MACOM" CAP (FOUND)
- = 3/4" IRON PIPE (FOUND)(ORIGIN UNKNOWN)
- ☆ = BENCHMARK

- (D) = DESCRIBED
- (M) = MEASURED
- (P) = PLATTED
- (CI) = CALCULATED PER DESCRIBED INFO.
- (CM) = CALCULATED PER MEASURED INFO.
- (CP) = CALCULATED PER PLATTED INFO.

BENCHMARK:
BM-#1:
SQUARE CUT ON BACK NORTHEAST CORNER OF CONCRETE SLAB OF SANITARY SEWER LIFT STATION, 4.7± NORTH AND 68.6± EAST OF SE CORNER, LOT 3, BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.72 NAVD88
BM-#2:
60-0 STEP NAIL, EAST FACE OF LIGHT POLE, NORTHWEST CORNER OF HYMER DRIVE AND COMMERCIAL AVENUE, 58.9± NORTH AND 4.3± EAST OF NE CORNER, LOT 3, BLOCK 2, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.95 NAVD88

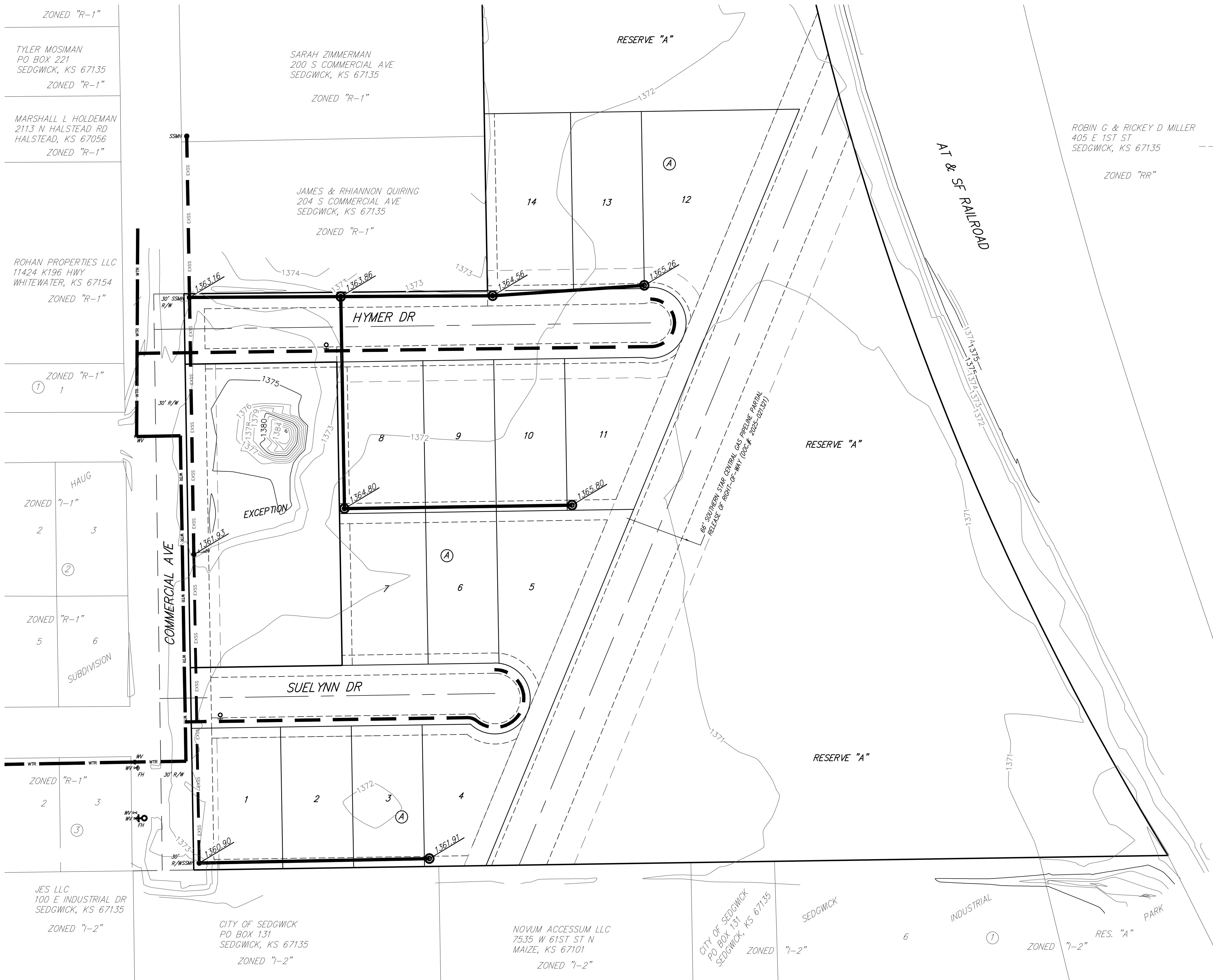
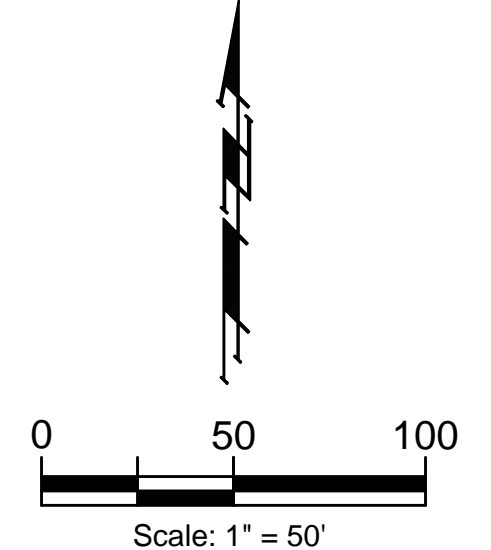
NOTE:
AN EASEMENT FOR ELECTRIC TRANSMISSION LINE IN FAVOR OF KANSAS GAS & ELECTRIC COMPANY, AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT", AS EVIDENCED BY "RIGHT-OF-WAY EASEMENT", (MISC. BOOK 165, PAGE 339), THE LOCATION OF EASEMENT CANNOT BE ASCERTAINED FROM RECORD INFORMATION.

E:\Projects\Cardinal 2nd Addition_25-01-P086\Drawings\Cardinal 2nd_Myler_10-24-25.dwg

BENCHMARKS:

BM-#1:
SQUARE CUT ON BACK NORTHEAST CORNER OF CONCRETE SLAB OF SANITARY SEWER LIFT STATION, 4.7± NORTH AND 69.6± EAST OF SE CORNER, LOT 3, BLOCK 3, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.72 NAVD88

BM-#2:
60"-D STEP NAIL, EAST FACE OF LIGHT POLE, NORTHWEST CORNER OF HYMER DRIVE AND COMMERCIAL AVENUE, 55.9± NORTH AND 4.3± EAST OF NE CORNER, LOT 3, BLOCK 2, HAUG SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS. ELEV. = 1374.95 NAVD88



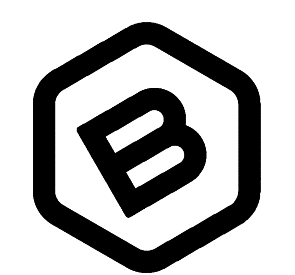
NOTE

*** ALL PROPOSED SANITARY SEWER PIPE WAS PLACED AT 0.4% SLOPE TO SHOW SERVICE ELEVATIONS AT FURTHEST MOST POINTS.

LEGEND

- Proposed Water Line (8" Unless Noted Otherwise)
- Existing Water Line (8" Unless Noted Otherwise)
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Proposed Sanitary Sewer Line (8" Unless Noted Otherwise)
- Existing Sanitary Sewer Line (8" Unless Noted Otherwise)
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Proposed Sanitary Sewer Cleanout
- Proposed Sanitary Sewer Flow
- Zero to Marginal Basement Service

PRELIMINARY PLAN. NOT FOR CONSTRUCTION.
This document is preliminary in nature and is not a final, signed and sealed document.



BAUGHMAN COMPANY

315 Ellis St.
Wichita, KS 67211
316-262-7271
BaughmanCo.com

CARDINAL 2ND ADDITION

UTILITY PLAN

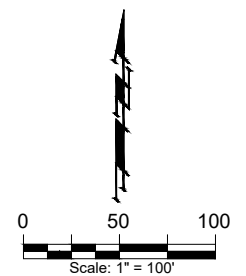
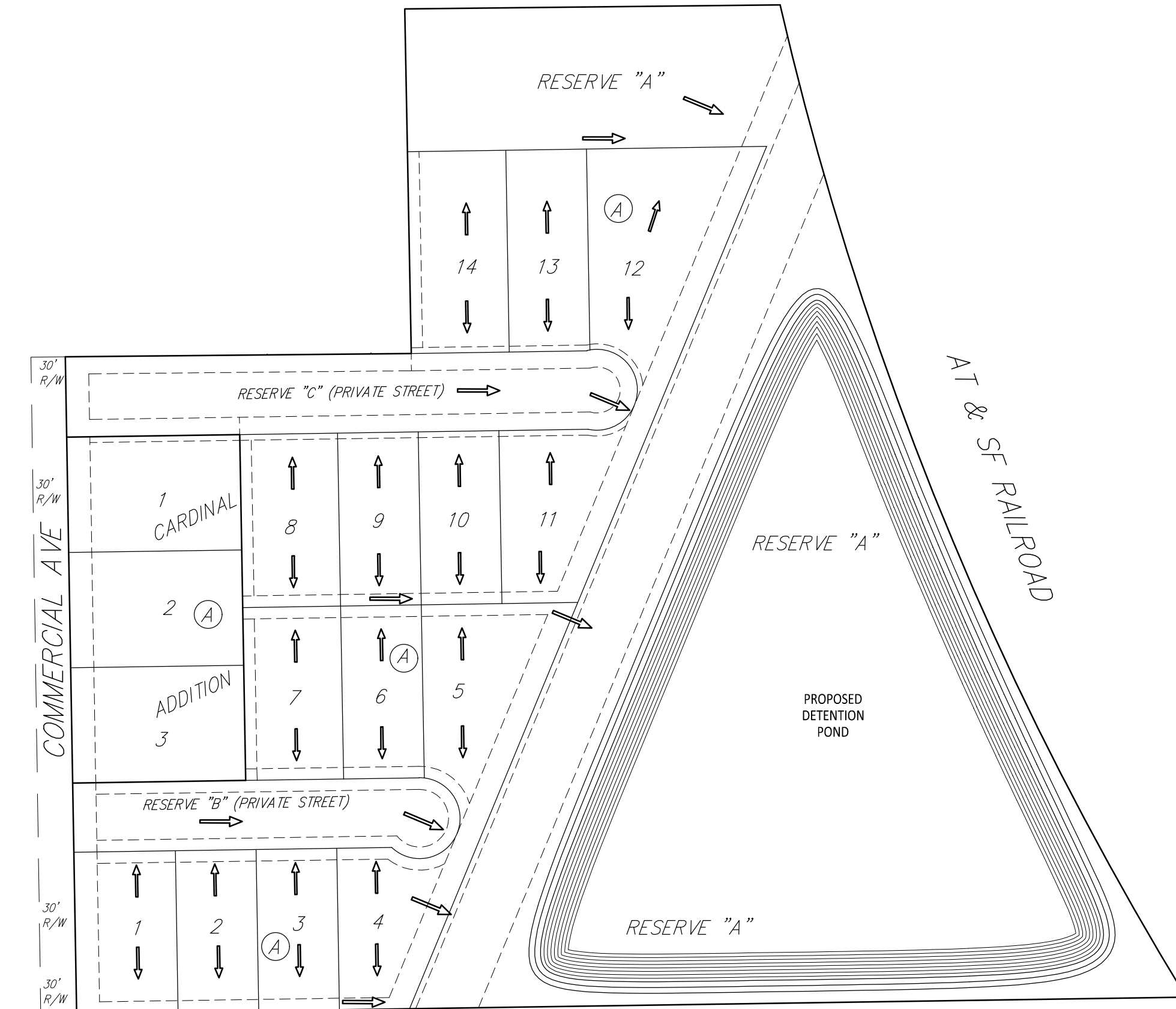
PROJECT NUMBER:

DESIGN: DRAWN:

DATE: November 5, 2025

SHEET 1 OF 1

DRAINAGE CARDINAL 2ND ADDITION SEDGWICK, SEDGWICK COUNTY, KANSAS



E:\Projects\Cardinal 2nd Addition_2501-1\PIG\Water Resources\Cardinal_2nd_DC.dwg