



PLANNING COMMISSION MEETING, MARCH 10, 2026

Tuesday, March 10, 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

Approval Of Minutes

1. Approval of January 20, 2026 Meeting Minutes

Motion to approve January 20, 2026 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.

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS

2. Fox Run Addition - Rezoning

Chairperson opens hearing for comments from the public: _____PM

Chairperson closes public hearing: _____PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, I _____ make a motion to approve the rezoning as presented.

Seconded by _____

NEW BUSINESS

3. The Planning Commission will review the Preliminary Plat for Fox Run Addition. Documents to be reviewed are as follows: Application for Preliminary Plat Approval; Preliminary Plat Map; Report to Planning Commission on Preliminary Plat; Drainage Concept; Utility Concept.

Motion to approve Fox Run 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 MEETING, JANUARY 20, 2026

Tuesday, January 20, 2026 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 7:04pm

PRESENT

Debbie Harrison

Scott Thomas

Izaiah Chapman

Seth Queen

ABSENT

Jeff DeHaven

OTHERS PRESENT: Zoning Administrator Kyle Nordick; Zoning Secretary Jenessa Boldenow

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion to approve the Consent Agenda as presented

Motion by Seth Queen Seconded by Chapman.

Voting Yea: Harrison, Thomas, Chapman, Queen

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 _____

Motion to approve Resolution 01202026 as presented.

Motion made by Chapman. Seconded by Queen

Voting Yea: Harrison, Thomas, Chapman, Queen

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 _____

Motion to approve Cardinal Addition Preliminary Plat as approved.

Motion made by Queen, Seconded by Chapman.

Voting Yea: Harrison, Thomas, Chapman, Queen

ADJOURN

Motion to adjourn the Planning Commission Meeting at _____ PM.

Motion to adjourn the Planning Commission Meeting at 7:15 PM.

Motion made by Chapman, Seconded by Queen.

Voting Yea: Harrison, Thomas, Chapman, Queen

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

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on 03/06/2026 at 3:00 PM.

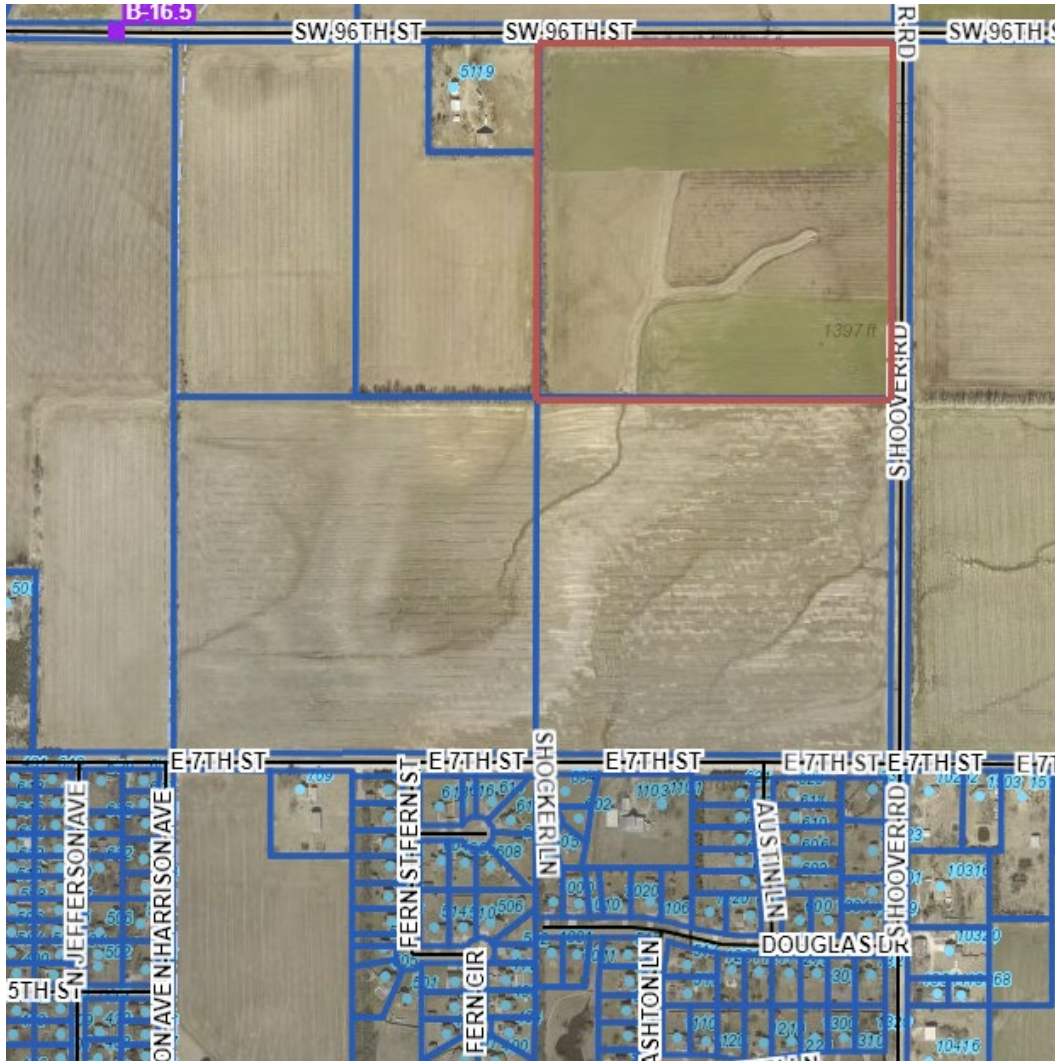
City of Sedgwick
Planning and Zoning/Board of Zoning Appeals Meeting
March 10, 2026

TO: Planning & Zoning/Board of Zoning Appeals Commission
SUBJECT: Fox Run Addition Rezoning Application
APPLICANT: City of Sedgwick
AGENDA: New Business

Present Zoning: A-1 (Agricultural District)

Proposed Zoning: R-1 (Single-and Two Family Residential District)

Property Address: SW 96th Street and Hoover Road



Applicant’s Reasons for Rezoning: The applicant is requesting a rezoning from A-1 (Agricultural District) to R-1 (Single-and Two-Family Residential District) for the establishment of the Fox Run housing development.

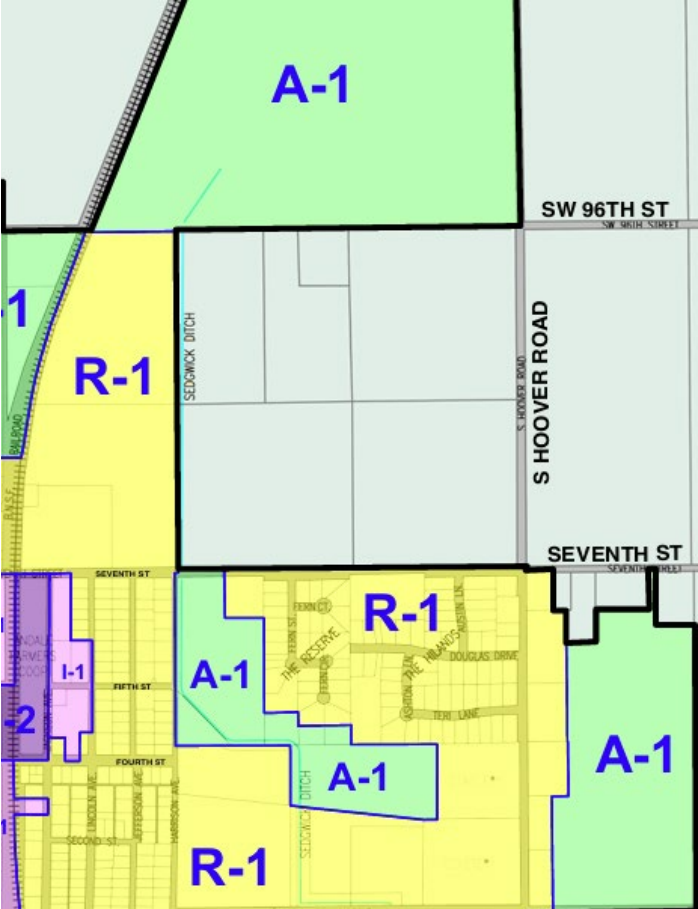
Review Criteria for a Zoning Amendment

- 1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property currently consists of an agricultural field. Adjacent lots vary, including A-1 and R-1.

- 2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is A-1. The surrounding zoning and land uses are as follows (see map below).



- 3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

Yes. Conditions in the area surrounding the subject property are changing as residential development continues to expand within the community. The availability of municipal infrastructure and proximity to existing residential neighborhoods make the property suitable for single-family development.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Public water, storm sewer, and paved streets within the area will be established during the development of the property. Sanitary sewer will be serviced by on-site septic systems.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

The property is currently being platted.

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No, as the use will be residential and does not require screening.

9. *Is there suitable vacant land or building available or not available for development that currently has the same zoning?*

There is currently a shortage of available land for development in the area.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

N/A

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The rezoning request will not have a negative impact on the surrounding properties.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes, the area has existing housing developments to the south. Changing to R-1 would be consistent with what the property owners are proposing for development.

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

Yes, the Plan calls for additional housing variety.

15. *What is the nature of the support or opposition of the request?*

City staff support this rezoning. The standard public notice was published in the Harvey County Now and notices were sent out to surrounding property owners. As of the date of this report, there has been no opposition received. City staff presented the development to the School Board who were in favor of additional housing being developed in the City. Other public comments in support or opposition will not be known until the public hearing. Any comments received by staff between the day the packet is sent and the hearing will be shared with the Board.

16. *Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

17. *By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No. the relative gain to the public health, safety, and general welfare does not outweigh the hardship imposed upon the applicant by denial of the request. Approval of the rezoning will allow reasonable use of the property while remaining compatible with surrounding land uses and community planning goals.

City staff recommends approval of this rezoning application.

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: Fox Run Addition
General location: The southwest corner of SW 96th Street and Hoover Road, extending approximately 0.5 miles south and 0.5 miles west.

Name of Landowner: City of Sedgwick, Kansas
Company Name:
Address: 520 N. Commercial/PO Box 131 Sedgwick, Kansas 67135
Phone: (316) 772-5151 Email: knordick@cityofsedgwick.org

Name of (Subdivider) (Agent): Lance Onstott, AICP, CNU-A
Company Name: Professional Engineering Consultants
Address: 303 S. Topeka Wichita, Kansas 67202
Phone: (316) 262-2691 Email: lance.onstott@pec1.com

Name of (Engineer) (Land Planner): Hunter Wiles, PE
Company Name: Professional Engineering Consultants
Address: 303 S. Topeka Wichita, Kansas 67202
Phone: (316) 262-2691 Email: hunter.wiles@pec1.com

Name of Professional Surveyor: Brian Martin, PS
Company Name: Professional Engineering Consultants
Address: 303 S. Topeka Wichita, Kansas 67202
Phone: (316) 262-2691 Email: brian.martin@pec1.com

Subdivision Information

- 1. Gross acreage of plat: 38.42 acres
- 2. Total number of lots: 27
- 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: 210 feet
- 5. Predominant minimum lot area: 45,000 square feet
- 6. Existing zoning: A-1 Agricultural District
- 7. Proposed zoning: R-1 - Single- and Two-Family Residential District
- 8. Source of water supply: Municipal Water
- 9. Method of sewage disposal: Private On-Site Sewage Disposal
- 10. Total lineal feet of new street: 4,050 feet

Street Name	R-O-W Width	Lineal Feet
a. <u>Austin Lane (aligns with same name south of 7th)</u>	<u>60-0"</u> feet	<u>250</u> feet
b. <u>Gabby Lane</u>	<u>60-0"</u> feet	<u>2,010</u> feet
c. <u>Ashton Lane (aligns with same name south of 7th)</u>	<u>60-0"</u> feet	<u>1,790</u> feet
d. _____	_____ feet	_____ feet
e. _____	_____ feet	_____ feet

- 11. Proposed type of street surfacing: Asphalt or Roller Compacted Concrete
- 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:

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: [Signature], Landowner
Print name: Kyle Nordick, City Administrator
Date: February 11, 2026

Signature: Onstott, Lance, Agent (if any)
Print name: Lance Onstott
Date: February 10, 2026

Digitally signed by Onstott, Lance
DN: cn=US, email=onstott@sedg1.com, cn=Onstott, Lance
Reason: I have reviewed this document
Date: 2026.01.27 16:18:00-0600

OFFICE USE ONLY

Number of Prints of the Preliminary Plat received: 1

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 3:49 (am, pm) on February 10, 2026.

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

Signature: [Signature], Subdivision Administrator
Print name: Kyle Nordick
Date: February 10, 2026

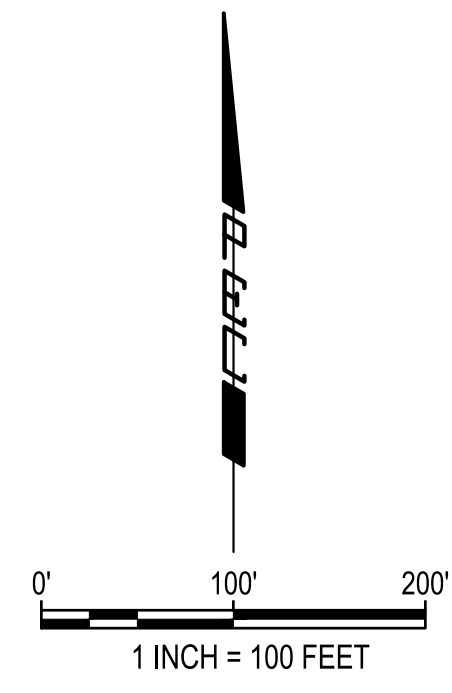
Provide copy to:
• Landowner(s) or Agent(s)

FOX RUN ADDITION

CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

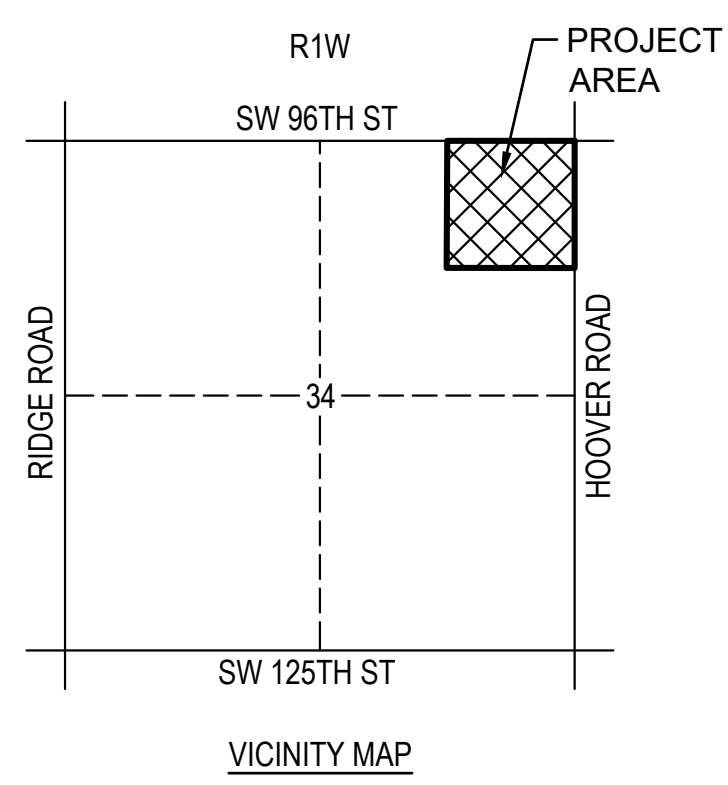
PRELIMINARY PLAT

LEGAL DESCRIPTION:	DATE OF PREPARATION:	JANUARY 21, 2026
THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE ONE (1) WEST OF THE 6TH P.M., HARVEY COUNTY, KANSAS.	DATE OF SURVEY:	OCTOBER 24, 2025
	OWNER'S AND SUB-DIVIDERS:	CITY OF SEDGWICK 520 N. COMMERCIAL SEDGWICK, KS 67135
	SURVEYOR AND ENGINEER:	PROFESSIONAL ENGINEERING CONSULTANTS 303 S. TOPEKA, WICHITA, KS 67202
	EXISTING USE:	AGRICULTURE
	PROPOSED USE:	RESIDENTIAL
	EXISTING ZONING:	A-1
	PROPOSED ZONING:	R-1
TOTAL LOTS ACRES	TOTAL SITE ACRES	
31.98	38.42	



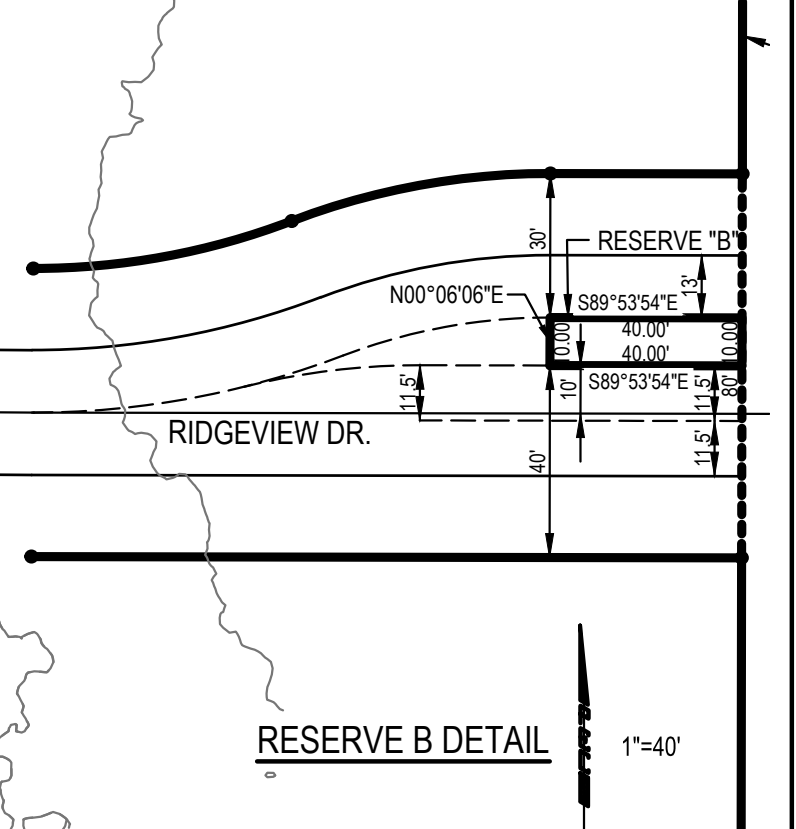
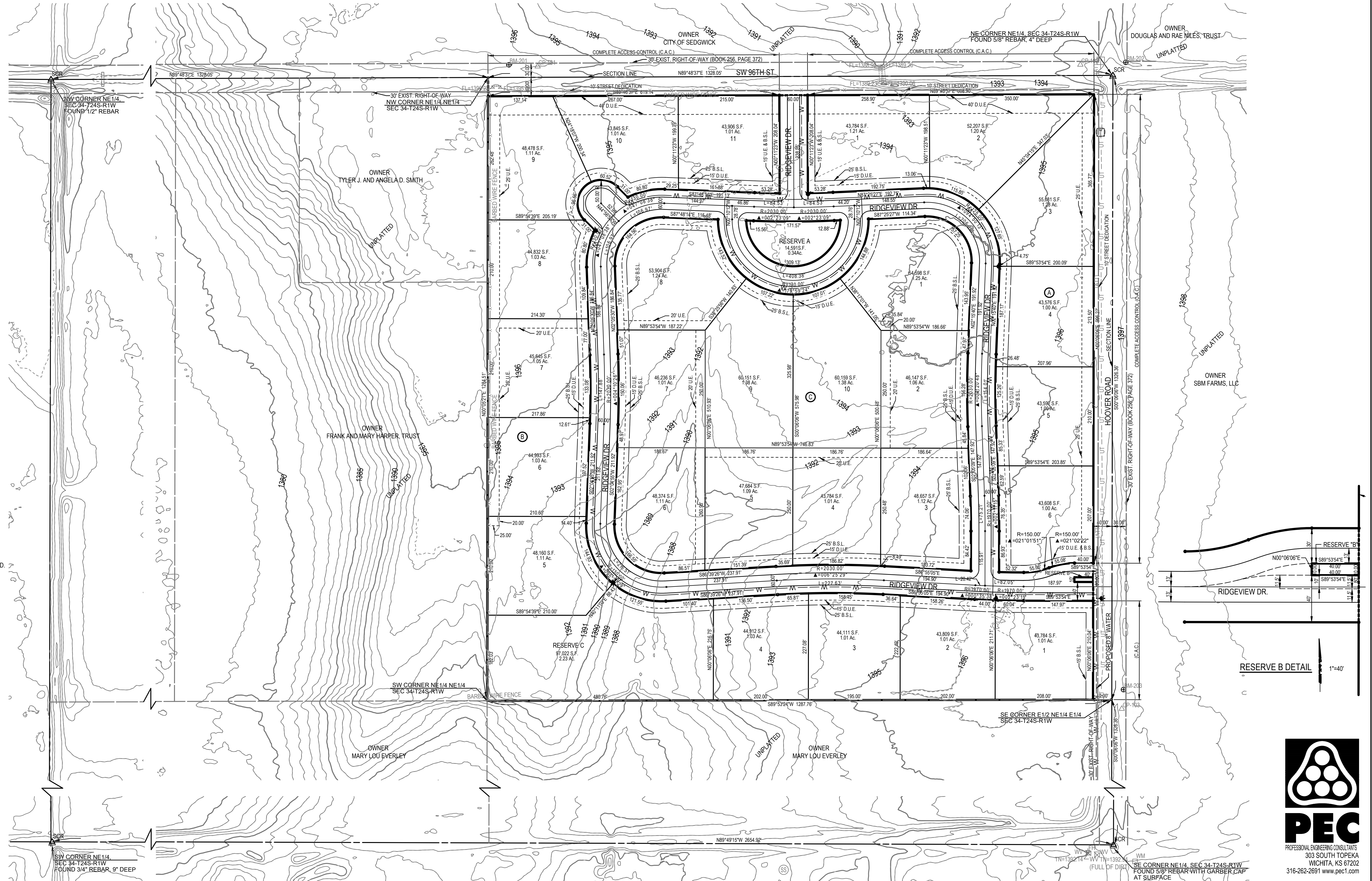
PLAT LEGEND

- △ FOUND CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" X 24" REBAR WITH PEC CAP
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (CM) CALC'D FROM MEASURE
- (M) MEASURED BEARING/DISTANCE
- (P) PLATTED
- C.A.C. COMPLETE ACCESS CONTROL
- 25' FRONT BUILDING SETBACK LINE
- 25' REAR BUILDING SETBACK LINE
- 15' CORNER/SIDE YARD BUILDING SETBACK LINE
- 6' SIDE BUILDING SETBACK LINE

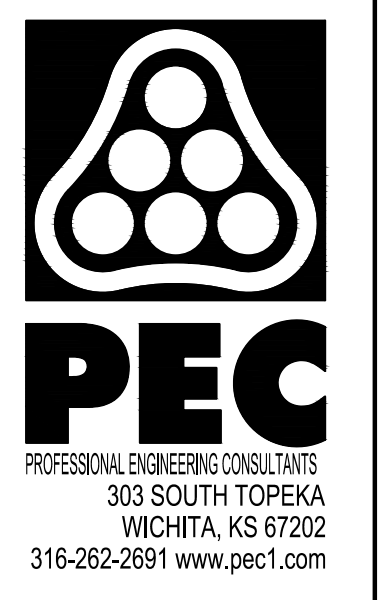


- BENCH MARKS:**
- BM-201
ELEV. 1,397.53 (NAVD 88)
T-POST FLUSH WITH GROUND +/- 1' SOUTH OF 2ND POWER POLE EAST OF DRIVE TO 5119 SW 96TH ST.
 - BM-202
ELEV. 1,395.98 (NAVD 88)
T-POST FLUSH WITH GROUND +/- 1' SOUTH OF POWER POLE ON NORTHEAST CORNER OF INTERSECTION OF SW96TH ST. AND S HOOVER RD.
 - BM-203
ELEV. 1,397.29 (NAVD 88)
T-POST FLUSH WITH GROUND IN LINE THE TREE ROW RUNNING ALONG THE EAST SIDE OF S HOOVER RD. AND +/- 23' NORTH OF CENTERLINE TREE ROW RUNNING TO THE EAST

- CITY OF SEDGWICK:**
1. SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED) PER FEMA PANEL NO 20079C0316F EFFECTIVE DATE OF 10/06/2010. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.
 2. RESERVE "A" SHALL BE PLATTED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, GAZEBO, ENTRY MONUMENTS, AND UTILITIES CONFINED TO EASEMENTS; RESERVE "B" SHALL BE PLATTED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, ENTRY MONUMENTS AND UTILITIES CONFINED TO EASEMENTS; RESERVE "C" SHALL BE PLATTED FOR OPEN SPACE, LANDSCAPING, SIDEWALKS, RECREATION USES, DRAINAGE, STORMWATER DETENTION, AND UTILITIES CONFINED TO EASEMENTS.
 3. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL PRIVATE ON-SITE SEWAGE SYSTEMS. WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO CITY OF SEDGWICK PUBLIC WATER SUPPLY. WATER LINE IMPROVEMENTS SHALL BE FINANCED VIA PETITIONS/SPECIAL ASSESSMENTS. ELECTRIC, TELEPHONE AND CABLE TELEVISION LINES SHALL BE LOCATED UNDERGROUND AND SHALL BE FINANCED BY THE DEVELOPER PER EACH UTILITY COMPANY'S FINANCE POLICY.



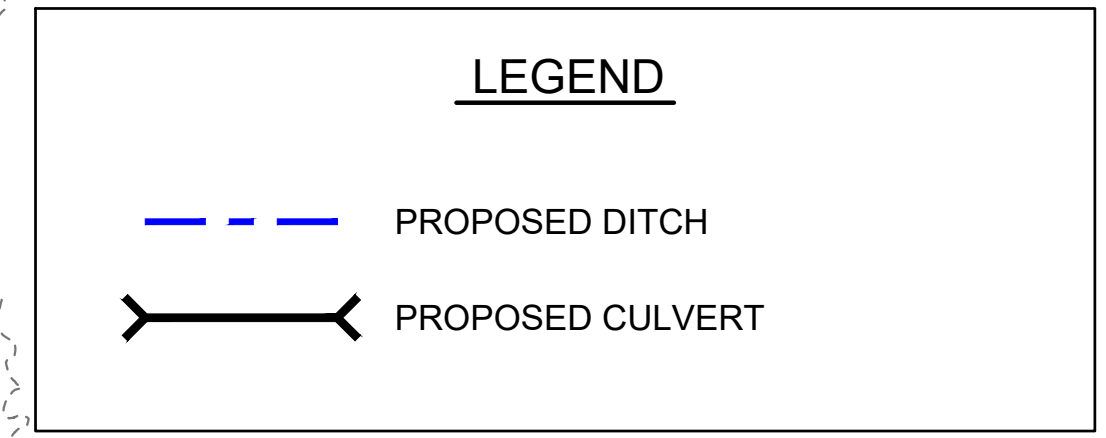
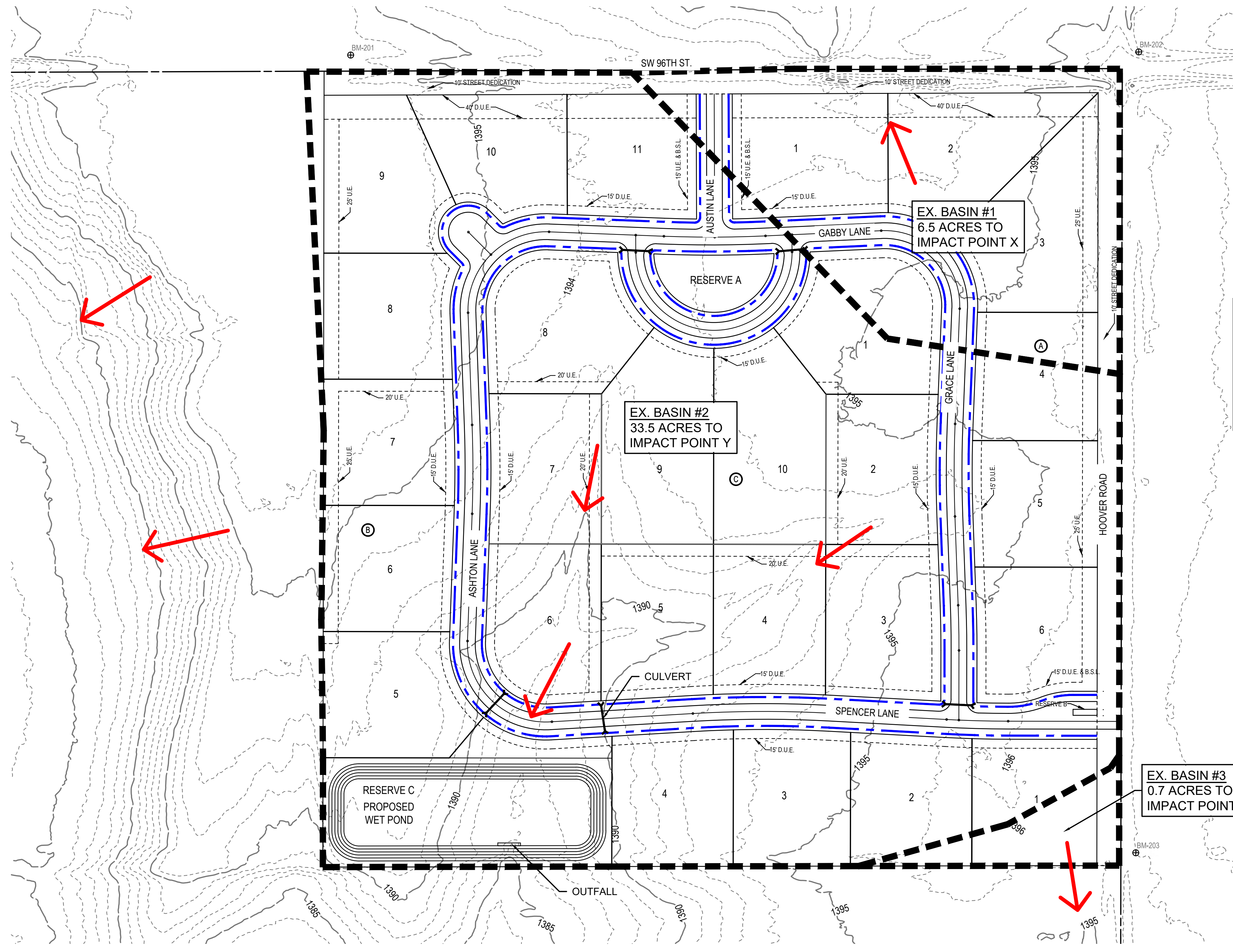
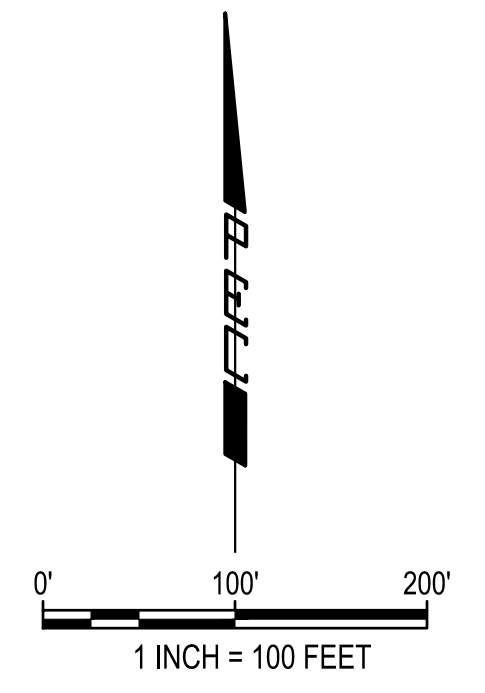
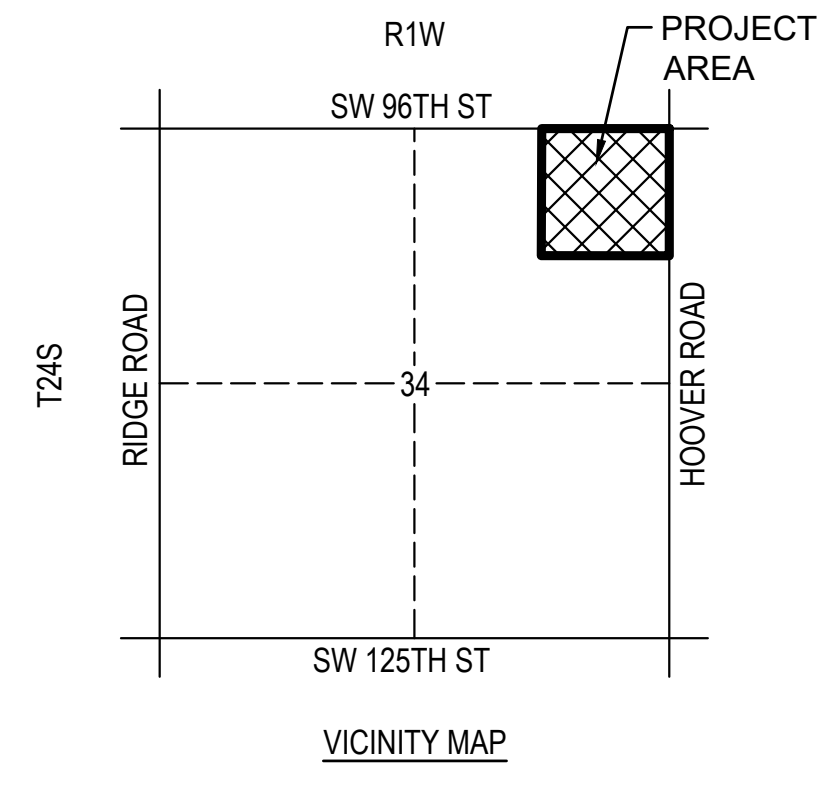
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FOX RUN ADDITION

CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

DRAINAGE CONCEPT



CULVERTS
ALL DRIVEWAYS MUST INCLUDE CULVERTS.
FRONT LOT DITCHES CANNOT BE FILLED IN.

WATER QUALITY
TO BE ADDRESSED WITH ONSITE POND.

CHANNEL PROTECTION
PONDS WILL DISCHARGE LESS THAN EXISTING
CONDITIONS DURING THE 1-YEAR STORM EVENT.

FEMA FLOOD ZONES
NO FEMA FLOOD ZONES CURRENTLY ON THIS
PROPERTY.

