



# PLANNING COMMISSION MEETING DECEMBER 16, 2025

Tuesday, December 16, 2025 at 7:00 PM  
Council Chambers, 520 N. Commercial Ave.

## AGENDA

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### 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

### NEW BUSINESS

- [2.](#) Resolution 12162025

Motion to approve Resolution 12162025 as presented.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

### ADJOURN

Motion to adjourn the Planning Commission Meeting at \_\_\_\_\_ PM.

Contact: Jenessa Boldenow ([utility@cityofsedgwick.org](mailto:utility@cityofsedgwick.org), 316-772-5151) | Agenda Published on  
12/12/2025 at 12:45 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 12162025

### 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 16<sup>th</sup> day of December 2025.

\_\_\_\_\_  
Seth Queen, Chairperson Sedgwick BZA

ATTEST:

\_\_\_\_\_  
Jenessa Boldenow, Secretary