

**Planning Commission Meeting
October 26th, 2021
5:30 p.m.**

1. Pledge of Allegiance

2. Call to Order

3. Public Forum

4. Consider Minutes of September 28th, 2021 Planning Commission Meeting

Motion _____ Seconded _____ Action _____
Karen Soliz, Janet Wade, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz, D.J. Neuberger, Marcus Hawkes, Chair Larry Mann

5. Approval of Agenda

Motion _____ Seconded _____ Action _____
Karen Soliz, Janet Wade, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz, D.J. Neuberger, Marcus Hawkes, Chair Larry Mann

6. Discussion and Action on Appointing Vice-Chair.

Motion _____ Seconded _____ Action _____
Karen Soliz, Janet Wade, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz, D.J. Neuberger, Marcus Hawkes, Chair Larry Mann

7. Discussion and Action on Conditional Use Permit for 602 North D Street (R1) to be used conditional as a business

Motion _____ Seconded _____ Action _____
Karen Soliz, Janet Wade, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz, D.J. Neuberger, Marcus Hawkes, Chair Larry Mann

8. Discussion on Herington Comprehensive Plan

9. Adjourn

Motion _____ Seconded _____ Action _____
Karen Soliz, Janet Wade, Cynthia Naylor, Gwen Owens-Wilson, Richard Idelman, Joshua Lawrenz, D.J. Neuberger, Marcus Hawkes, Chair Larry Mann

To join the Planning Commission meetings from your computer, tablet, or smartphone, go to <https://www.youtube.com/channel/UCbvSBw6i4w85XQHsX0S1BXg>

Public Forum Comments can be dropped in the deposit box or emailed to cityoffice@cityofherington.com. Must be received before 8:00AM the day of the meeting. Please keep statement to a maximum of 3 minutes.



THE CITY OF HERINGTON

P.O. Box 31 • 17 North Broadway • Herington, KS 67449

Telephone: (785) 258-2271

FAX: (785) 258-3552

September 3, 2021

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

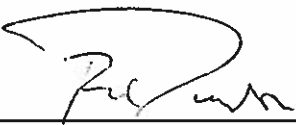
NOTICE IS HEREBY GIVEN that at 5:30pm on October 26, 2021; the Planning Commission will meet at City Hall, 17 North Broadway, Herington, Kansas and will consider the following:

C2-2021

Application has been made and fees paid for a conditional use permit involving the property at 602 North D Street in the Single Family Residential District (R-1). The application is for the residential property to be used conditionally as a business.

As provided in the Zoning Ordinance of Herington, Kansas, the above item will be discussed and considered by the Planning Commission, and all persons interested in said matter will be heard at this time concerning their views and wishes; and any protest whether in person or in writing against any of the provisions of the proposed changes will be considered by the Planning Commission.

CERTIFIED, this 3rd day of September, 2021.



Branden Dross
City Manager

ARTICLE 6

SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

Sections:

- 6-1. Intent**
- 6-2. Permitted Uses**
- 6-3. Conditional Uses**
- 6-4. Intensity of Use Standards**
- 6-5. Height Standards**
- 6-6. Yard Standards**
- 6-7. Use Limitations**

Section 6-1. Intent

- 6-101** The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Single Family Residential District (R-1). The purpose of this district is to provide for platted single-family residential development of a more urban character where sanitary sewers, adequate water and other necessary public utilities are present to support the development. As such, it is intended to be used only where such public utilities are present to serve such development. The district is also designed to protect and preserve existing development of a similar character

Section 6-2. Permitted Uses

- 6-201** The listing of permitted uses in a Single Family Residential District (R-1) shall be as set out in Appendix A of these regulations.

Section 6-3. Conditional Uses

- 6-301** The listing of conditional uses in a Single Family Residential District (R-1) shall be as set out in Appendix A of these regulations.

Section 6-4. Intensity of Use Standards

- 6-401** The intensity of use standards for a Single Family Residential District (R-1) shall be set out in Appendix B of these regulations.

Section 6-5. Height Standards

- 6-501** The height standards for a Single Family Residential District (R-1) shall be set out in Appendix B of these regulations.

Section 6-6. Yard Standards

- 6-601** The yard standards for a Single Family Residential District (R-1) shall be set out in Appendix B of these regulations and below.

C2-2021
R1

City of Herington
INSTRUCTIONS TO APPLICANT

APPLICATION FOR CONDITIONAL USE

Conditional Use – A use of any building, structure or parcel of land approved by the Planning Commission that, by its nature, is perceived to require conditional care and attention in siting so as to assure compatibility with surrounding properties and uses. Conditional uses may have conditional conditions and safeguards attached to assure that the public interest is served.

1. The applicant must complete the attached application form. All blanks should be filled in and any not applicable should be completed with N/A.
2. The applicant shall submit a statement in writing, justifying the Conditional Use.
3. The applicant must provide names and addresses of all persons who are the owners of Record of property within 200 feet of the outer limits of the property.
4. The applicant shall prepare and submit, at the time of filing the application, a detailed plot plan drawn to scale. All existing and proposed structures, property lines with dimensions, parking spaces, points of ingress and egress, driveways and other information which would be helpful to the Planning Commission in consideration of the application should be included.
5. The above-listed documents together with the nonrefundable fee of \$100.00 shall be submitted to the office of the City Clerk.

After the completed application and documents are received, all property owners within the 200-foot radius will be notified by mail and a hearing notice will be published in the local newspaper. The hearing date will be set no less than 20 days after the date of publication

APPLICATION FOR CONDITIONAL USE

1. Name of Applicant KAREN SOLIZ
 Mailing Address 602 W. D STREET HERRINGTON
 Name of Authorized Agent SAA
 Mailing Address SAA Phone 209-663-7697
 Relationship of applicant to property: Owner Tenant Lessee Other _____

2. The request is to CREATE A SMALL BUSINESS WITHIN
my home selling custom FLOOR designs in silk
 For property located at 602 W. D STREET, HERRINGTON
 And legally described as R12053

In Herrington, Kansas; and which is presently zoned RESIDENTIAL

3. The applicant herein, or his authorized agent, acknowledges:
- A. That applicant has received an instruction sheet concerning the filing and hearing of this matter.
 - B. That applicant has been advised of the fee requirements established; and that the appropriate fee is herewith tendered.

Karen Soliz
Applicant

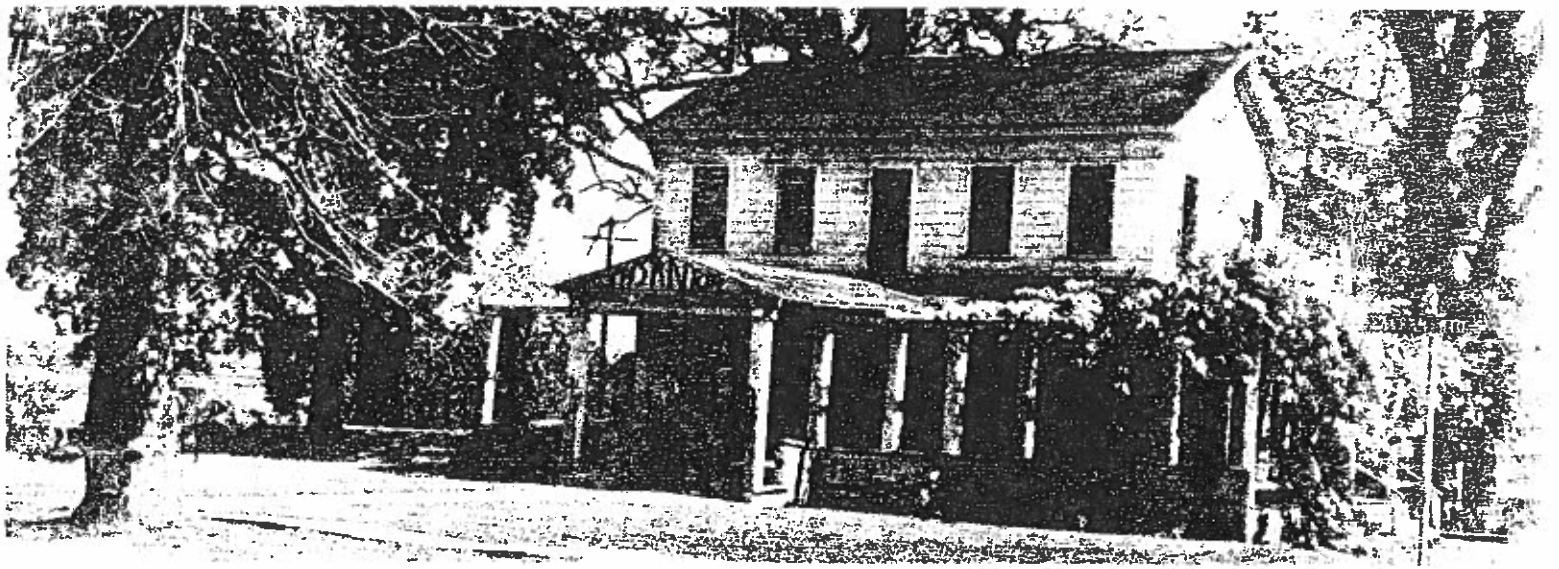
Cathy Reese
Authorized Agent

Office Use Only:

Received in office of the City Clerk Cathy Reese (a.m.) (p.m.)

Sept 2, 2021, together with the appropriate fee of \$100.00.

Cathy Reese



I'm requesting a "conditional use permit" to sell silk floral designs from my home. My designs are unique and one of a kind. I will also accept custom orders. (I've enclosed pictures that are examples of the type of designs that I produce.)

The shop is unique in that I will utilize the front parlor of my Victorian home. I know of nothing in Herkington or adjacent communities that is similar. The shop is accentuated by the original fretwork, kneewall and commanding staircase; separated from the living area with a handsome wood pocket door.

The lot is $\frac{1}{4}$ acre, on a corner, allowing for at least 8 vehicles to park on the street and an additional two spaces in the driveway.

I've not encountered any opposition from the neighbors I've been able to speak with.

I will not require any deliveries; use any solvents, or create an unusual amount of garbage, or noise.

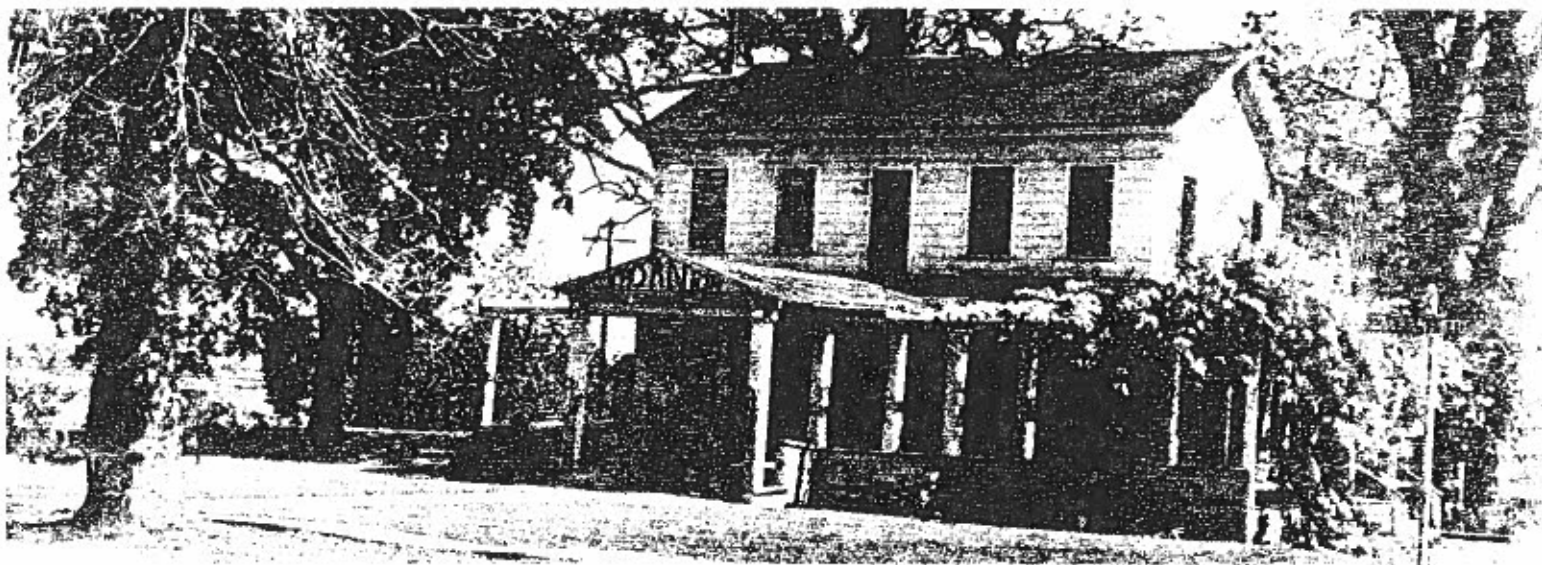
I will have limited hours of operation. Two half days

AND ONE FULL DAY ON SATURDAY.

I'VE CONSULTED WITH THE CITY OF HERKINGTOWN CITY MANAGER AND NUMEROUS COUNTY DEPARTMENTS AND KNOW OF ANY LIABILITY THIS CREATES. IT DOES NOT REQUIRE CREATING AN ADDITIONAL STRUCTURE WITH INGRESS OR EGRESS, ALLOWING FOR THE TAXES TO REMAIN THAT OF A HOME.

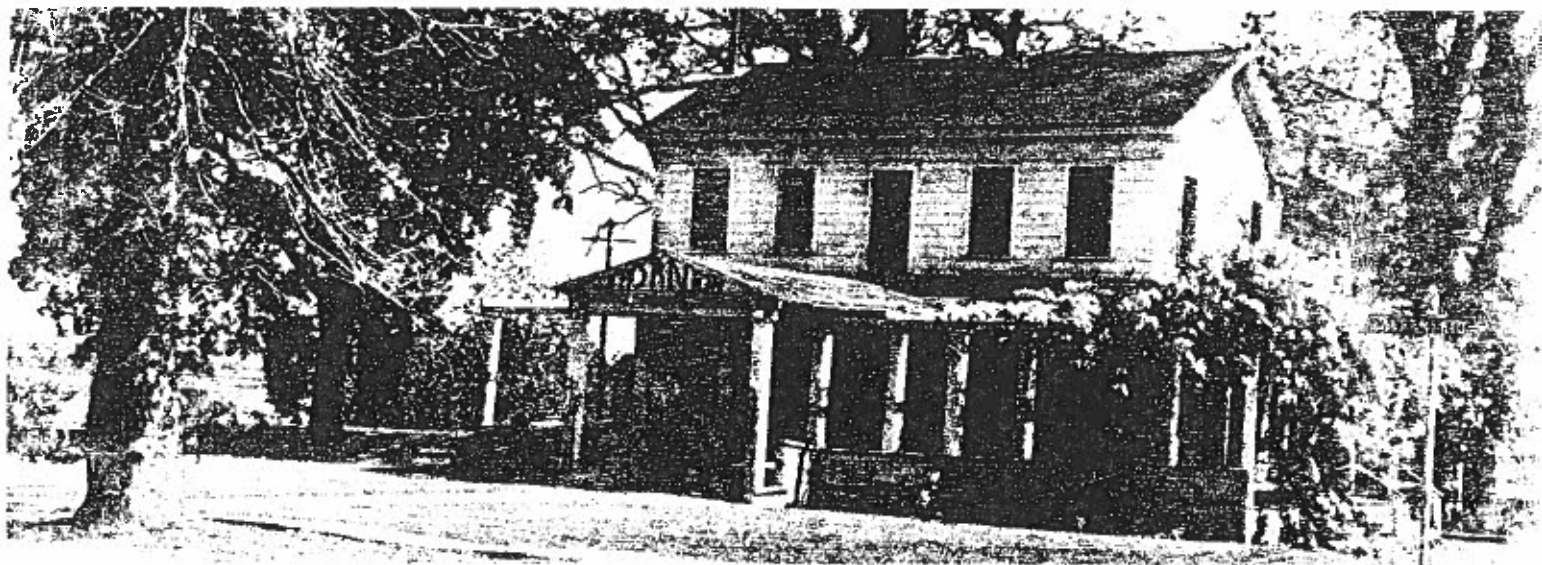
PREVIOUSLY I SOLD MY DESIGNS AT CRAFT FAIRES; I'M OLDER NOW AND IT IS MORE DIFFICULT PHYSICALLY TO DO SO.

I WISH TO OFFER AN UNIQUE, UPSHOLE STOPPING EXPERIENCE WITHIN MY COMMUNITY; FEATURING THE LOVELY HISTORICAL HOMES IN HERKINGTOWN. THE LOCATION IS ON A MAIN STREET, CLOSE TO THE BAKERY, ENCOURAGING PATRONAGE THERE AND THE DOWNTOWN CENTER.

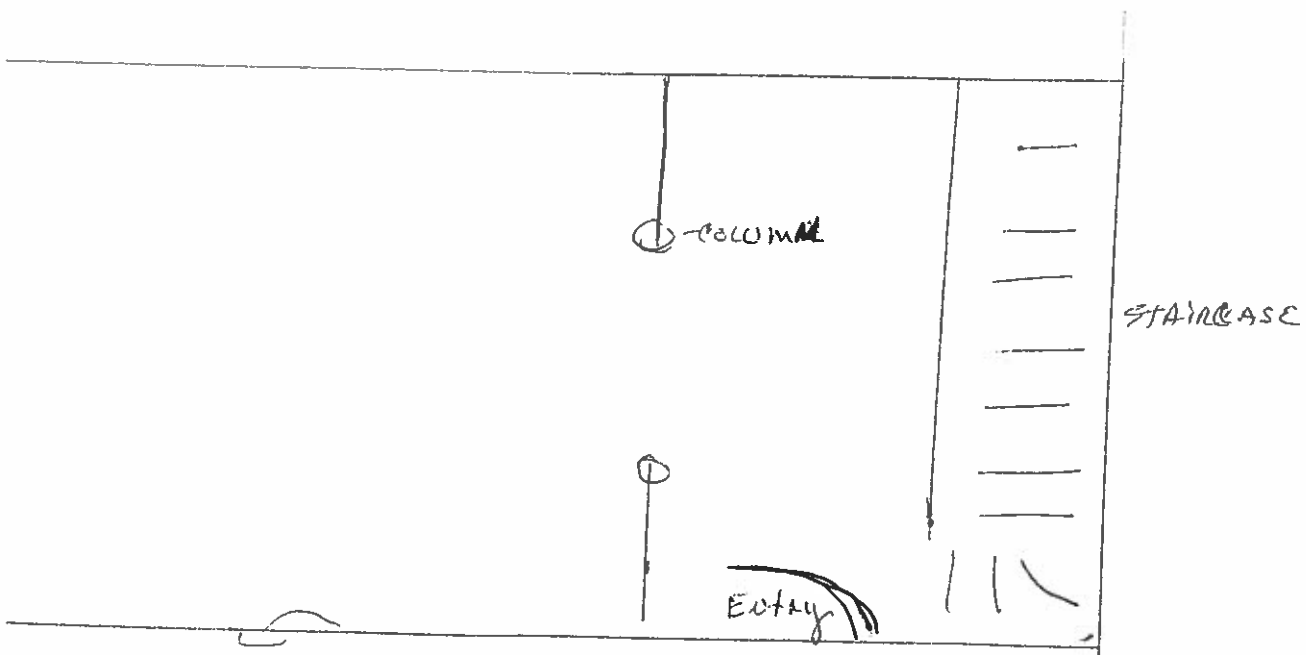


OWNERS = 200 Ft. Perimeter

DANIEL McDONALD	519	71. D St.	Herington	67449
JAMES Schimming	515	71. D. St.	"	"
DON CARDIN JR	520	71. D St.	"	"
JAVIER SANCHEZ	516	71 D St	"	"
GAYCE White	604	71 D St.	"	"
John Shephard	616	71 D St	"	"
JASON & Roxane Beck	414 E	McKenzie St.	White City, KS	66872
Eady Ballinger	601	71 E St.	Herington KS	67449
John Sparsen	307	E. St.	"	"
LEON BARONBA	1550	S 2700 Rd.	Herington	"
NICHOLAS HARPEL	621	71. D St.	"	"
EARL URBANEK	615	71. D St.	Herington	"
REBORAH Churam	605	71 D St	"	"
SAMUEL FATOOL	603	71 D St.	"	"



24' x 12 1/2' 1" = 1/4"



Kansas Castle Property Inspection, LLC

01:37 July 16, 2020

Karen Soliz
602 North D street
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 602 North D street



City Herington State Kansas Zip 67449 herington
Contact Name Joan Hirsh/ agency
Phone 479-1528 Fax

Client Information

Client Name Karen Soliz
Client Address 18960 Chestnut Street
City Woodbridge State Calif. Zip 95258
Phone 209-663-7697 Fax
E-Mail karen.soliz@att.net



Property Information

Primary Owner	COBISENO-SOLIZ, KAREN ELAINE
Mailing Address	602 N D ST HERINGTON, KS 67449
KSPID	0212611201008005000
QuickRefID	R12053
Property Address	602 N D ST, Herington, KS 67449
Property Details	View on Web Portal
Tax Details	View on Web Portal

Zoom to:

VINE ST

N D ST

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12-16-4

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