

City of Sedgwick
City Council Meeting
August 5, 2026

TO: Mayor and Members of City Council

SUBJECT: Final Plat – Fox Run Addition

INITIATED BY: Administration

AGENDA: New Business

Recommendation: Approve the Final Plat as recommended by the Planning Commission for Fox Run Addition.

Background: The Planning Commission/BZA met on May 15, 2026, to review the final plat for Fox Run Addition located at SW 96th and Hoover Road in Sedgwick, Kansas. The plat is slated to bring twenty-seven (27) single-family 1-acre homesites to the community beginning Spring 2027. This development is held by the City of Sedgwick and is being developed utilizing the RHID mechanism.

The Planning Commission approved the Final Plat with no recommended corrections.

Financial Considerations: None.

Recommendations/Actions: It is recommended that the City Council approve the Final Plat as recommended by the Planning Commission for Fox Run Addition.

Attachment: Planning Commission minutes. Final Plat Map – Cardinal Addition

FOX RUN ADDITION
CITY OF SEDGWICK, HARVEY COUNTY, KANSAS
PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24TH SOUTH, RANGE 1 WEST, 6TH P.M.
FINAL PLAT

CERTIFICATE OF SURVEY:

STATE OF KANSAS)
COUNTY OF SEDGWICK)SS

ON THIS _____ DAY OF _____, 2026 WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., A PROFESSIONAL ASSOCIATION DULY AUTHORIZED TO PRACTICE LAND SURVEYING (CLS65), IN THE AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT, UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED, WE HAVE SURVEYED AND PLATTED, FOX RUN ADDITION TO CITY OF SEDGWICK, HARVEY COUNTY, KANSAS, INTO LOTS, BLOCKS, RESERVES AND STREETS, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT EXHIBIT OF THE PROPERTY SURVEYED TO THE BEST KNOWLEDGE AND BELIEF OF THE PROFESSIONAL ASSOCIATION, DESCRIBED AS:

THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-FOUR (24) SOUTH, RANGE ONE (1) WEST OF THE 6TH P.M., HARVEY COUNTY, KANSAS.

BRIAN MARTIN, P.S. NO. 1747
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

OWNER'S CERTIFICATION AND DEDICATION:

THIS IS TO CERTIFY THAT WE, THE OWNERS OF THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, RESERVES AND STREETS, TO BE KNOWN AS FOX RUN ADDITION TO SEDGWICK, HARVEY COUNTY, KANSAS.

ALL EXISTING PUBLIC EASEMENTS, BUILDING SETBACKS, ACCESS CONTROLS, DEDICATED STREETS AND ALL OTHER PUBLIC DEDICATIONS LYING WITHIN THE LAND DESCRIBED IN THE CERTIFICATE OF SURVEY, ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

ALL ABUTTERS' RIGHT OF ACCESS TO AND FROM SW 96TH STREET AND TO AND FROM HOOVER ROAD, ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY PROVIDED ACCESS POINTS BE ALLOWED AT THE PLATTED STREET LOCATIONS. ALL ACCESS OPENINGS ALONG SW 96TH STREET AND HOOVER ROAD ARE TO BE IN ACCORDANCE WITH CITY OF SEDGWICK ACCESS MANAGEMENT STANDARDS.

EASEMENTS AS SHOWN FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES & DRAINAGE ARE HEREBY GRANTED TO THE PUBLIC. NO SIGNS, LIGHT POLES, PRIVATE DRAINAGE SYSTEMS, MASONRY FENCES, MASONRY TRASH ENCLOSURES OR OTHER STRUCTURES SHALL BE LOCATED WITHIN PUBLIC EASEMENTS UNLESS A USE OF EASEMENT PERMIT IS OBTAINED FROM THE CITY OF SEDGWICK PUBLIC WORKS & UTILITIES DEPARTMENT.

FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION.

RESERVES "A" AND "B" ARE HEREBY PLATTED FOR OPEN SPACE, DRAINAGE, LANDSCAPING, ENTRY MONUMENTS, SIGNS, UTILITIES CONFINED TO EASEMENTS AND SIDEWALKS. RESERVE "C" IS HEREBY DEDICATED FOR OPEN SPACE, DRAINAGE, STORMWATER DETENTION, LANDSCAPING, BERMS, PEDESTRIAN PATHS, RECREATION, AND UTILITIES CONFINED TO EASEMENTS. RESERVES "A" THROUGH "C" SHALL BE OWNED AND MAINTAINED BY AN OWNERS ASSOCIATION TO BE FORMED.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

OWNER: CITY OF SEDGWICK, KANSAS

_____, MAYOR
BRYAN CHAPMAN

NOTARY CERTIFICATE:

STATE OF KANSAS)
COUNTY OF HARVEY)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY BRYAN CHAPMAN, MAYOR OF THE CITY OF SEDGWICK, KANSAS.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES _____

PLANNING COMMISSION CERTIFICATE:

THIS PLAT OF FOX RUN ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF SEDGWICK PLANNING COMMISSION, HARVEY COUNTY, KANSAS, APPROVED THE _____ DAY OF _____, 2026.

_____, CHAIRPERSON
SETH QUEEN

_____, SECRETARY
JENESSA BOLDENOW

COUNTY SURVEYOR'S CERTIFICATE

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2026.

LLOYD P. DORZWEILER, P.S. #885,
COUNTY SURVEYOR

GOVERNING BODY CERTIFICATE:

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SEDGWICK, KANSAS, THIS _____ DAY OF _____, 2026.

_____, MAYOR
BRYAN CHAPMAN

ATTEST:

_____, CITY CLERK
SHELIA AGEE

TRANSFER RECORD:

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2026.

_____, COUNTY CLERK
RICK PIEPHO

REGISTER OF DEEDS CERTIFICATE:

STATE OF KANSAS)
COUNTY OF HARVEY)SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ O'CLOCK ____ M, ON THIS _____ DAY OF _____, 2026.

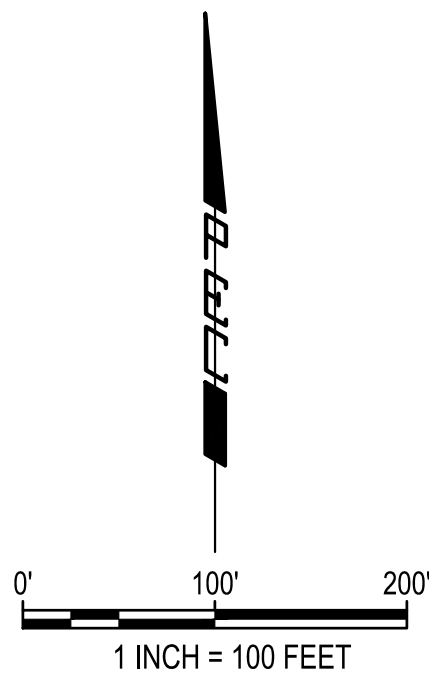
_____, REGISTER OF DEEDS
RAQUEL LANGLEY

FOX RUN ADDITION

CITY OF SEDGWICK, HARVEY COUNTY, KANSAS

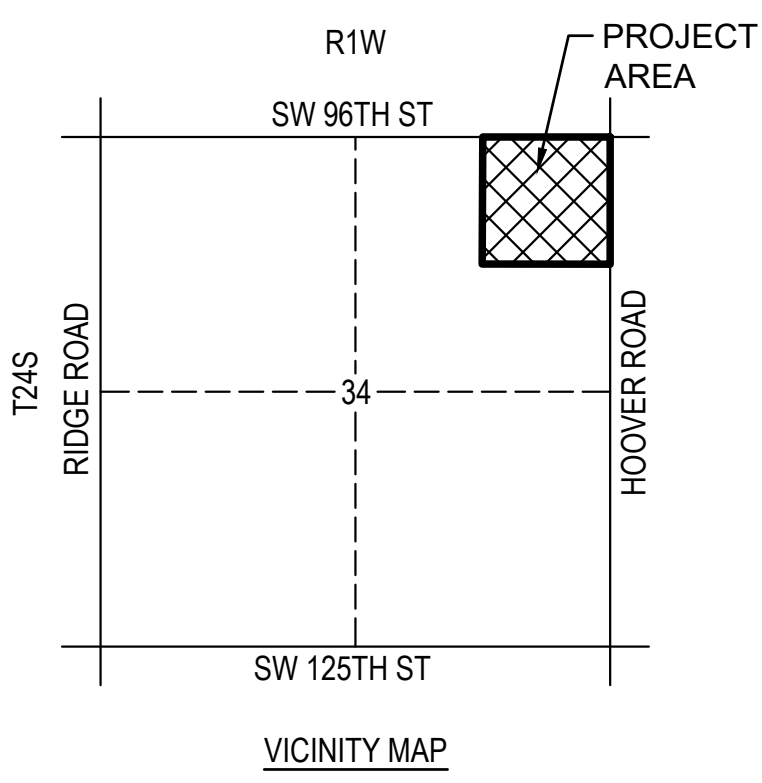
PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24TH SOUTH, RANGE 1 WEST, 6TH P.M.

FINAL PLAT



PLAT LEGEND

- △ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ✕ CALCULATED POSITION
- SET 1/2" X 24" REBAR WITH BLUE STAMPED PEC CLS 65 CAP
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- (M) MEASURED BEARING/DISTANCE
- (C) CALCULATED BEARING/DISTANCE
- C.A.C. COMPLETE ACCESS CONTROL



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.

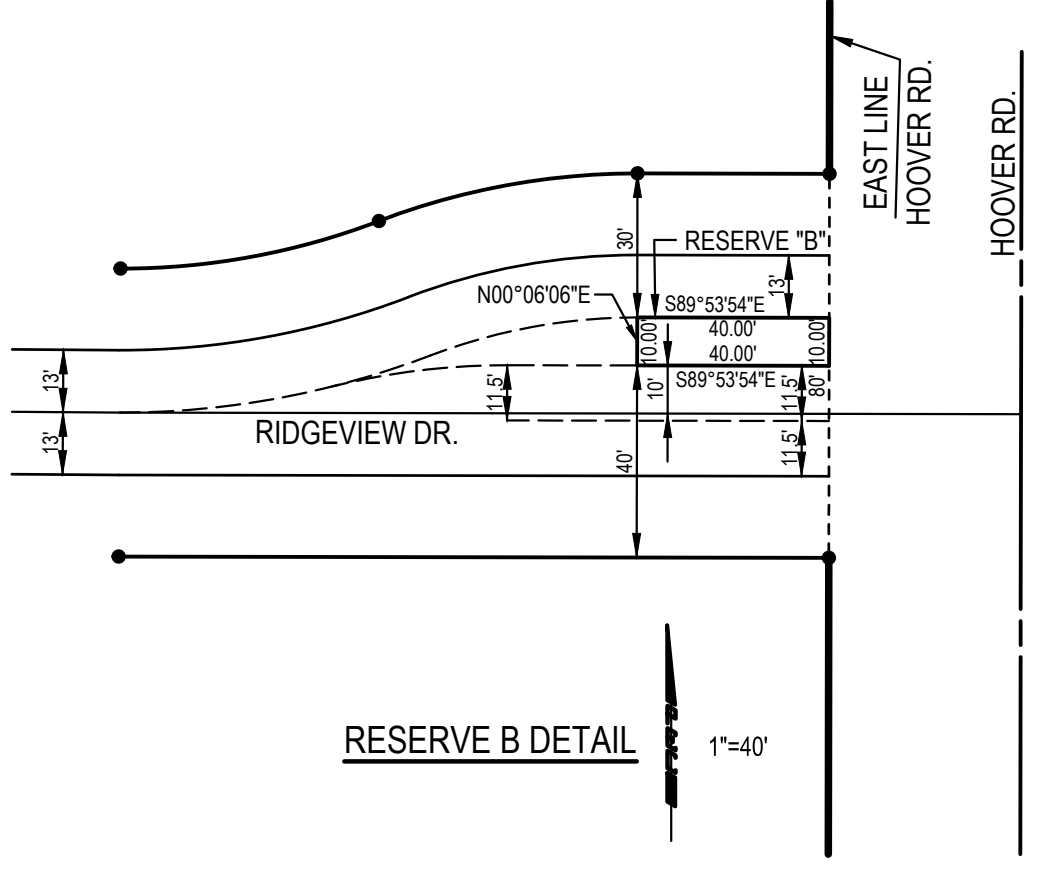
BM-203
ELEV: 1,397.29 (NAVD 88)
T-POST FLUSH WITH GROUND IN LINE THE TREE ROW RUNNING ALONG THE EAST SIDE OF S HOOVER RD. AND +/- 23' NORTH OF CENTERLINE
TREE ROW RUNNING TO THE EAST

BASIS OF BEARING:
KANSAS REGIONAL COORDINATE SYSTEM, ZONE SEVENTEEN (KRCS-17) AS ENACTED INTO LAW JULY 1, 2024

NOTES:

A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION WHICH IS ON FILE WITH THE CITY SUBDIVISION ADMINISTRATOR. ALL DRAINAGE EASEMENTS, RIGHTS OF WAY, AND RESERVES SHALL REMAIN AT THE ESTABLISHED GRADES OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER.

CERTAIN LOTS AND BLOCKS SHALL ADHERE TO THE MINIMUM PAD ELEVATIONS AS PER THE THE MINIMUM PAD ELEVATION TABLE SHOWN ON THE FOUR CORNER LOT GRADING PLAN ON FILE WITH THE CITY OF SEDGWICK, HARVEY COUNTY, KANSAS.





PLANNING COMMISSION MEETING, MAY 12, 2026

Tuesday, May 12, 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 7:01pm.

PRESENT

Debbie Harrison
Scott Thomas
Jeff DeHaven
Seth Queen

ABSENT

Izaiah Chapman

ADDITIONAL PRESENT: Rob McVicar, Scott Ufford (McDonald Tinker), Mayor Bryan Chapman, Zoning Administrator/City Administrator Kyle Nordick

ADDITIONS / DELETIONS TO AGENDA

CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion made by Harrison, Seconded by DeHaven.

Voting Yea: Harrison, Thomas, DeHaven, Queen

1. Minutes of Regular Planning Commission Meeting April 14, 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. Review of Conditional Use Permit 26-1, application of Rob McVicar, pursuant to city zoning regulations, who is petitioning for a conditional use permit to erect a 30x40 metal sided garage in the rear yard of 305 N. Lincoln Avenue.

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

Mr. McVicar spoke about the utilization of the proposed building.

Zoning Administrator Nordick presented criteria and staff findings for conditional use application as set forth by 10.108.C of the City of Sedgwick Zoning Regulations.

Discussion ensued between planning commission members and Mr. McVicar regarding the utilization of the shed, composition of shed, storage of materials, access to the proposed shed, code violation issues that have occurred at the property Mr. McVicar currently stores materials at and how those issues may migrate to this property if approved.

Chairperson closes public hearing: 7:22 PM

Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I Scott Thomas make a motion to Approve 26-1 without screening requirements. Motion failed due to no seconded motion.

Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I Seth Queen make a motion to Deny 26-1. Motion seconded by Jeff DeHaven.

Voting Yea: Harrison, Queen, DeHaven

Voting Nay: Thomas

Motion passed 3-1

NEW BUSINESS

3. The Planning Commission will review the Final Plat for Fox Run Addition. Documents to be reviewed are as follows: Application for Final Plat Approval; Final Plat Map.

Zoning Administrator Nordick presented the Final Plat application for Fox Run Addition.

Debbie Harrison - Will the retention pond in Reserve C prevent further flooding issues of the east side street?

Zoning Administrator Nordick - The retention pond is being designed to hold runoff and slowly release it from the development to help mitigate future flooding issues.

No further discussion was had.

Motion to approve the Final Plat for Fox Run Addition.

Motion made by DeHaven, Seconded by Harrison.

Voting Yea: Harrison, Thomas, DeHaven, Queen

Motion to adjourn the Planning Commission Meeting at 7:43pm

Motion by: Seth Queen

Seconded by: Scott Thomas

Jeff DeHaven asked for the Commission to hear a request to change the meeting time of future Planning and Zoning Commission meetings prior to adjournment.

Seth Queen rescinded his motion.

Jeff DeHaven asked the Commission to change future meeting times to the 2nd Tuesdays of each month at 6:30pm.

Discussion ensued.

Motion to approve changing future meeting times of the Planning and Zoning Commission to the 2nd Tuesdays of each month at 6:30pm.

Motion by: Jeff DeHaven

Seconded by: Debbie Harrison

Voting Yea: Harrison, DeHaven, Thomas, Queen

Motion to adjourn meeting at 7:44pm.

Motion by: Seth Queen

Seconded by: Scott Thomas

Voting Yea: Queen, Thomas, Harrison, DeHaven

Contact: Jenessa Boldenow (utility@cityofsedgwick.org, 316-772-5151) | Agenda Published on 05/08/2026 at 3:30 PM.