



# PLANNING COMMISSION MEETING, MAY 12, 2026

Tuesday, May 12, 2026 at 7:00 PM  
Council Chambers, 520 N. Commercial Ave.

## MINUTES

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