



AGENDA

GARDEN PLAIN PLANNING COMMISSION/BOARD OF ZONING APPEALS

507 N Main, Garden Plain, KS 67050

June 11, 2026 at 6:00 pm

1. Call to order: Chairman Keith Hansen
2. Approval of the June 11, 2026 Regular Meeting Agenda
3. Approval of the May 14, 2026 Regular Meeting Minutes
4. Consider, and conduct a Public Hearing on, a Special Use Permit (SUP) for a digital sign located at 1006 N. Main, Garden Plain Senior Center
5. Consider Resolution 251 Requesting MAPC Consideration of Expansion of the City of Garden Plain Urban Area of Influence (UAOI)
6. Adjourn



Planning Commission/Board of Zoning Appeals

City Council Chambers - 507 N. Main St.

May 14, 2026, 6:00pm

1. **Call to Order:** Planning Commission Chair Keith Hansen called the meeting to order at 6:01 PM. Commissioners present: Keith Hansen; Rick Heimerman; Gene Garcia; Chris Wilson, Brian Henry and Braden Cox. Also present, Kimberly McCormick – Clerk, Kelly McElroy – City Administrator, Morgan Koon – City Attorney.
2. **Approval of the May 14, 2026, Regular Meeting Agenda:** It was asked that we switch the order of the agenda and handle item 5 before item 4. *Rick Heimerman made a motion to approve the April 9, 2026, Agenda with the changes, 2nd by Brian Henry.* Vote: 6-0 motion carries.
3. **Approval of the April 9, 2026, Regular Meeting Minutes:** *Brian Henry made a motion to approve the April 9, 2026, Regular Meeting Minutes, 2nd by Gene Garcia.* Vote: 6-0 motion carries.
4. **Consider, and conduct a Public Hearing on, a proposed Zoning Amendment (rezoning) for seven lots owned by the Garden Plain Land Bank in Bentwood Addition.** Morgan gave the background on these lots and the reasoning for the zone change. Chairman Hansen opened the public hearing for public comment at 6:06 No one spoke and public comment was closed at 6:10 Discussion ensued. *Rick Heimerman made a motion to close the public hearing, 2nd by Gene Garcia.* Vote 6-0 Motion carries.
Gene Garcia made a motion to recommend the zone change from R1 to CS and send it to the city council, 2nd by Brian Henry. Vote: 6-0 motion carries
This item will be heard by the city council at their regular meeting June 3, 2026
5. **Annual Election of Planning Commission Officer:**
 - a. Chairman
 - b. Vice Chairman
 - c. Secretary*Rick Heimerman made a motion to keep the same slate of officers, Keith Hansen-Chairman, Zak Blakley – Vice Chairman and Kimberly McCormick-secretary, 2nd by Gene Garcia.* Vote: 6-0 motion carries
6. **Adjourn:** *Braden Cox made a motion to adjourn, 2nd by Brian Henry.* Vote: 6-0 motion carries.

Respectfully submitted by Kimberly McCormick, MMC – City Clerk

TO: Garden Plain Planning Commission/Board of Zoning Appeals
FR: Kelly McElroy, City Administrator
RE: Consider, and Conduct a Public Hearing on, a Special Use Permit (SUP) Request for a New Digital Sign Located at 1006 N. Main, Garden Plain Senior Center

Background:

The Garden Plain Senior Center has submitted an application for a Special Use Permit (SUP) to install a new digital sign on the south side of their building, facing 15th Street/Harry, replacing their existing manual sign.

The current sign is approximately 4' x 8'. The replacement digital sign is slightly smaller; approximately 3' x 5'. Please see attachments for the application and supporting details.

The SUP is necessary because the property is currently zoned R-1, which does not allow for digital signs by right, without the issuance of an SUP by the Planning Commission and City Council.

The required public notification of the public hearing was provided via posted public notices and mailed notifications. No questions or comments have been received by the City regarding the proposal.

Should the Planning Commission approve the SUP application, it will be forwarded to the Garden Plain City Council for final approval at their July 1, 2026 regular meeting.

Recommend Action:

The Planning Commission/Board of Zoning Appeals is asked to:

1. Conduct the Public Hearing.
2. Review and approve the SUP application as presented, and forward to the City Council for final approval.



Special Use Permit (SUP) Application

Intake Staff: Kelly McElroy

Date: 04/06/26

Internal Use Only:

This is a Special Use Permit from Section Article XXV, Table 21 of the City of Garden Plain Zoning

Ordinance, to allow a digital sign on the south facade of the Garden Plain Senior Center.

Applicant(s) Information:

Name: Kurt Carter, on behalf of the Gateway of Garden Plain Foundation Inc. (Garden Plain Senior Center)

Address: 1006 N. Main Street Garden Plain KS 67050

Phone: 316-531-2616

Property Owner(s) If Different:

Name: Gateway of Garden Plain Foundation Inc.

Address: 1006 N. Main Street, PO Box 42 Garden Plain KS 67050

Phone: 316-531-2616

Street address of property: 1006 N. Main Street Garden Plain KS 67050

Present zoning of property: R-1

Legal description of property: LOTS 5-6 & LOT 1 EXCLUDING THE EAST 281.72 FT BLOCK N BENTWOOD ADDITION, CITY OF GARDEN PLAIN, SEDGWICK COUNTY KS

Description of proposed improvements and use: _____

3' 2" x 5' 3" digital sign on south facade of building, replacing existing manual sign

Kurt Carter
Signature(s) of Applicant(s)

5-22-26
Date

Signature(s) of Owner(s) Date

Signature(s) of Applicant(s)

Date

Signature(s) of Owner(s) Date

Signature of owner, if other than applicant, is required for consent to the application.

**SIGN, AWNING, CANOPY AND MARQUEE
PERMIT APPLICATION
CITY OF GARDEN PLAIN
505 N MAIN 316-531-2321**

Date: 3.30.26

SIGN CONTRACTOR:

PROPERTY OWNER/TENNANT:

Name: Kurt Carter

Garden Plain Senior Center

Address: 621 Doyle

1006 N. main

City, State, Zip Garden Plain, KS 67050

(316) 259-9412

Valid Insurance Coverage Yes ☒ No ☐

Project Address: 1006 N. main

To: Erect ☒ Alter ☐ Repair ☐ Move ☐ Attached ☐ Detached ☐ (Plot Plan Required)

What: Sign ☒ Awning ☐ Canopy ☐ Marquee ☐

1. Above will be: Illuminated ☒ Non-Illuminated ☐
2. Zone CO ☐ CS ☐ C-1 ☐ C-2 ☐ C-3 ☐ R-1 7 R-2 ☐ R-3 ☐
3. Will above obstruct a fire escape, window, or door? no
4. Lower Edge will be _____ feet and _____ inches above grade.
5. Height 3 feet 2 inches.
6. Width 5 feet 3 inches.
7. Face Area: 16.96 square feet.
8. Inner Edge will be N/A attached inches from building.
9. Outer edge will be 10" inches from building.
10. Above will extend to within _____ feet _____ inches from curb.
11. Wording of Sign birthdays
12. Building Width _____
13. Lot Front Footage _____
14. Square Foot Area of Existing Sign 89.5 x 32 19.89
15. Square Foot Area of this Sign 16.96
16. Total Square feet Area of Numbers 13 & 14 36.85

Signed by Kurt Carter

FEES: Permanent \$1.50 per square foot Temporary \$15.00 each

Estimated Date of Completion _____

Date Issued _____ Fee Paid _____

Submitted by: Stewart Signs
2201 Cantu Ct; Suite 215
Sarasota FL, 34232

Point of Contact Jeremiah Butrum
Sr. Sales Engineer
1-800-237-3928
JButrum@StewartSigns.com

Digital display signs proposed for
Garden Plain Senior Center
1006 North Main Street
Garden Plain,

Quote: Q-1014895
Account: 3201933

Manufactured by	Stewart Signs
Model	Atlas 4x8, 6.67mm
dv LED Type	SMD, Red Green Blue
Resolution (Matrix)	240x144 (144x240)
Faces	1, Single Sided
Display area (Sqft)	16.6 sqft

Stewart Signs Certifies the digital display signs related to Q-1014895 will comply with the following rules set forth by the Code of the City of Garden Plain, Kansas Appendix C / Article XXV

The digital display signs will automatically adjust the display's brightness so that it is no more than 0.3 foot-candles over ambient light conditions at a distance equal to the square root of the effective area multiplied by 100 from the sign. The sign will have a dimmer control and a photocell that automatically adjusts the display's intensity according to natural ambient light conditions. In the event the digital display signs are less than **40.7 ft** from the property line or otherwise too bright as measured on-site, they can be adjusted remotely to decrease the brightness values through the Content Management System (CMS), SignCommand.com, to bring the sign into compliance. See the calculations provided below.

For a 6.67 mm sign:
144h = 3' 2" or 3.15 ft
240w = 5' 3" or 5.25 ft
(3.15*5.25) * 100 = 1653.33003 sqft, Square Root(1653.33003)= 40.6616 ft

Jeremiah Butrum, Sr. Sales Engineer





Remote control box
with ethernet cable



StewartSigns
ONE SIGN, ONE COMPANY
1-800-237-3928 stewartsigns.com

Atlas LED only 6.67mm 144x240
AR-1004914 Cust: 3201933
4/3/2026 CgO/vGowan PROPOSAL
Scale: 3/4"=1'

Signature _____
Date _____

Please confirm that all lettering, colors and graphics are correct before signing. Changes to artwork after signature is received will incur a \$500 art change fee.





First published on the City of Garden Plain website (www.gardenplain.com) on May 18, 2026.

To Owners of Nearby Properties:

NOTICE OF HEARING

Notice is hereby given that an Application for a Special Use Permit (SUP) has been filed with the City of Garden Plain, Sedgwick County, Kansas, requesting the issuance of a permit for the installation of a digital sign for the Gateway of Garden Plain Foundation Inc. (AKA Senior Center).

The property is legally described as:

**LOTS 5-6 & LOT 1 EXCLUDING THE EAST 281.72 FT BLOCK N BENTWOOD ADDITION,
CITY OF GARDEN PLAIN, SEDGWICK COUNTY, KANSAS.**

Commonly known as 1006 N. Main Street, Garden Plain, KS, 67050.

The Applicant requests permission to install a digital sign on the south side of the building, facing 15th Street/Harry, replacing the existing manually changed sign.

The property is zoned R-1, Single Family Residential, which does not allow for a digital sign by right unless an SUP is granted.

The application will be presented to, and a public hearing held by, the Garden Plain Planning Commission/Board of Zoning Appeals in the Garden Plain City Council chambers at City Hall, 507 N. Main Street, Garden Plain, Kansas on Thursday, June 11, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard. All persons interested may appear and be heard as to the application.

Copies of the application and other related materials are available for inspection at the office of the City Clerk at Garden Plain City Hall, 505 N. Main Street, Garden Plain KS, 67050 during normal business hours. Please inquire of the City Clerk for further information: 316-531-2321 or cityclerk@gardenplain.com.

OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
BEG W LI OF MAIN ST & 60 FT S OF N LI NE1/4 W 125 FT S 100 FT E 125 FT N TO BEG. SEC 31-27-3W	Unplatted	Michael J & Carmelita Stockemer 401 W. Harry St. Garden Plain KS 67050
BEG 60 FT N SE COR W1/2 SE1/4 N 240FT W 525 FT S 240 FT E 525 FT TO BEG SEC 30-27-3W	Unplatted	JE-JV Properties LLC Fisher Lumber Co. C/O Kendall Fisher PO Box 355 Garden Plain KS 67050
LOT 11 BLOCK L	Bentwood Addition	Dennis P & Roberta J. Revocable Living Trust 25609 W. 21 st St. N Garden Plain KS 67050
LOT 10 BLOCK L	"	William & Michelle Mannebach 1119 N. Main Street Garden Plain KS 67050
LOT 9 BLOCK L	"	Barbara H. Hahn Revocable Living Trust 28401 W. 6 th St. S. Garden Plain Ks 67050
LOT 1 BLOCK M	"	City of Garden Plain KS PO Box 336 Garden Plain KS 67050
LOT 2 & NE 20 FT LOT 3 BLOCK N	"	Brent Fisher 1119 N. Loomis Garden Plain KS 67050
LOT 3 EXC NE 20 FT & LOT 4 EXC SW 75 FT BLOCK N	"	Paul E Jr. & Tara L McPhillips 319 W. Dold Garden Plain KS 67050
SW 75 FT LOT 4 BLOCK N	"	Dana Kerschen Family Trust 309 W. Dold Garden Plain KS 67050
E 58.82 FT W 162.48 FT. Lot 1, Block N	"	Derek Schauf 240 W. Mary Ave. Garden Plain KS 67050

E 222.90 FT LOT 1 EXC E 97.5 FT S 165 FT BLOCK N	"	Stuhlsatz Service Inc. 926 N. Sedgwick St. Garden Plain KS 67050
E 97.5 FT S 165 FT LOT 1 BLOCK N	"	Ivan Meyer 3510 S. 295 th St. W Garden Plain KS 67050
LOT 1 BLOCK A	Renner Development Addition	Renner Properties LLC C/O Cary Renner 16675 NW 130 th St. Platte City Mo 64079-7295

We hereby certify the foregoing to be true and correct list of the property owners of the
Herein before described tracts and lots within a 200-foot radius of:

**Lots 5-6 & Lot 1 Except the east 281.72 ft, Block N, Bentwood Addition
to Garden Plain, Sedgwick County, Kansas**

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick
County, Kansas, on the 18th day of May, 2026, at 7:00 AM.

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER



AFFIDAVIT OF PUBLICATION

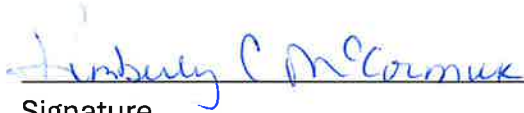
State of Kansas, Sedgwick County, ss:

Kimberly McCormick, City Clerk

Being first duly sworn, deposes and says:

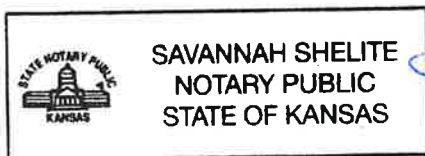
That I, Kimberly McCormick, City Clerk of the City of Garden Plain, Kansas has published the attached notice on the City of Garden Plain website, www.gardenplain.com, which website is designated as the official City News Outlet Publication Site for the City of Garden Plain, Kansas by Charter Ordinance No. 31 effective August 19, 2025.

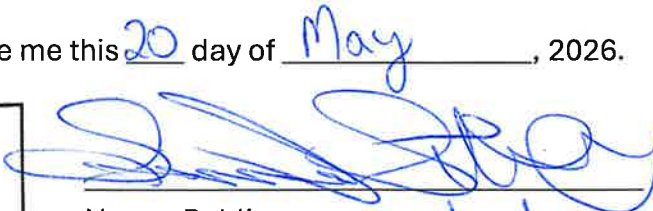
That the attached Notice of Public Hearing is a true copy thereof and was published on such website beginning on the 18th day of May, 2026.


Signature

SUBSCRIBED AND SWORN to before me this 20 day of May, 2026.

(Seal)




Notary Public
My Commission expires 9/16/29

City Clerk's Office

505 N Main, Garden Plain, KS 67050
316.531.2321
www.gardenplain.com



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The application will be presented to, and a public hearing held by, the Garden Plain Planning Commission/Board of Zoning Appeals in the Garden Plain City Council chambers at City Hall, 507 N. Main Street, Garden Plain, Kansas on Thursday, June 11, 2026, at 6:00 p.m., or as soon thereafter as the matter may be heard. All persons interested may appear and be heard as to the application.

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/s/Kelly McElroy
City Administrator
City of Garden Plain, Kansas

1006 N. Main – Garden Plain Senior Center Existing Sign

Google Street View – March 2026



TO: Garden Plain Planning Commission/Board of Zoning Appeals
FR: Kelly McElroy, City Administrator
RE: Consider Resolution 251 Requesting Expansion of the City of Garden Plain's Current Urban Area of Influence

Background:

In January and February 2026 the Garden Plain City Council heard public comments at their meetings, and written communications from citizens and surrounding area residents, regarding requests to expand the City's Urban Area of Influence (UAOI). At the March 2026 City Council meeting, the Council took action on the request, and in turn made a formal request to the GP Planning Commission/Board of Zoning Appeals to conduct a public hearing on the matter.

That public hearing was held at the April 2026 Planning Commission meeting. The commission unanimously approved the proposal for expansion to the City Council, and Metropolitan Area Planning Commission (MAPC), to include the following area, from the Garden Plain city limits:

- North to 21st Street
- East to 247th Street
- South to 39th Street (McArthur)
- West to a half mile west of 327th Street

The Resolution was approved by the Garden Plain City Council at their June 3, 2026 Meeting. It now comes before the Planning Commission for review and approval. Following approval, the Resolution and many other documents will be provided to the MAPD/MAPC for review.

Recommend Action:

The Planning Commission/Board of Zoning Appeals is asked to:

1. Review and Approve the Resolution

RESOLUTION NO. 251

**A JOINT RESOLUTION REQUESTING AN ENLARGEMENT OF THE CITY OF GARDEN PLAIN,
SEDGWICK COUNTY, KANSAS URBAN AREA OF INFLUENCE BOUNDARIES**

WHEREAS, the Board of County Commissioners ("Board") is authorized by K.S.A. 12-741 et seq. to adopt zoning regulations for the unincorporated area of Sedgwick County, Kansas, upon the recommendation of the Wichita-Sedgwick County Metropolitan Area Planning Commission ("MAPC"); and,

WHEREAS, upon the recommendation of the MAPC the Board has adopted by Resolution a standard code entitled the "Wichita-Sedgwick County Unified Zoning Code," (the UZC). Article 1 – General Provisions, Section G. speaks to the establishment of Urban Areas of Influence (UAOI) for specific communities within Sedgwick County; and,

WHEREAS, the City of Garden Plain has an established UAOI, which serves as a critical mechanism for managing the transition between urban and rural land uses; and
WHEREAS, the City of Garden Plain's UAOI was last discussed in 2020 by County Planning staff and the MAPC and was not amended; and

WHEREAS, the Garden Plain community is experiencing growth and is nearly completely out of platted lots for development and developers are actively seeking additional property near the City for new residential development, to the north, east, south and west; and
WHEREAS, the City's 2040 Comprehensive Plan, the City Council Strategic Plan, Housing Assessments, and Housing Strategic Plan are all in agreement that the community wishes to grow in a strategic and controlled manner; and

WHEREAS, the City Council held a discussion at their regular March 3, 2026 meeting and received extensive community and citizen feedback requesting the Council expand the current UAOI; and

WHEREAS, the City Council referred the matter to the Garden Plain Planning Commission/Board of Zoning Appeals that held a public hearing on the matter at their April 9, 2026 regular meeting, unanimously voting to recommend expansion of the UAOI area to the City Council; and

WHEREAS, on May 2, 2026, the City Council received the recommendation of the Planning Commission/Board of Zoning Appeals at their regular meeting, endorsed it, to expand the UAOI north to 21st Street; east to 247th Street; south to 39th Street, and west to one half mile between 327th and 343rd Streets, and directed staff to compose a letter to the County with such a recommendation and request for review.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY AND PLANNING COMMISSION/BOARD OF ZONING APPEALS FOR THE CITY OF GARDEN PLAIN, KANSAS:

Makes a formal request to the MAPC and Board of Board of County Commissioners to enlarge the City of Garden Plain’s Urban Area of Influence boundaries.

ADOPTED by the Governing Body of the City of Garden Plain, Kansas on June 3, 2026.

ADOPTED by the Garden Plain Planning Commission/Board of Zoning Appeals on June 11, 2026.

Kevin Hammond, Mayor

Keith Hansen, Chair
Planning Commission/Board of
Zoning Appeals

ATTEST:

Kimberly McCormick, City Clerk