



AGENDA

GARDEN PLAIN PLANNING COMMISSION/BOARD OF ZONING APPEALS

507 N Main, Garden Plain, KS 67050

September 17, 2026 at 6:00 pm

1. Call to Order: Chairman Keith Hansen
2. Approval of September 17, 2026 Regular Meeting Agenda
3. Approval of June 11, 2026 Regular Meeting Minutes
4. Consider, and Conduct a Public Hearing on, a Variance Request for Construction of an Accessory Building Closer to the Front Lot Line than the Main Building – 425 N. Doyle St.
5. Adjourn



Planning Commission/Board of Zoning Appeals

City Council Chambers - 507 N. Main St.

June 11, 2026, 6:00pm

1. **Call to Order:** Planning Commission Chair Keith Hansen called the meeting to order at 6:00 PM. Commissioners present: Keith Hansen; Rick Heimerman; Gene Garcia; Zak Blakley and Braden Cox. Also present, Kimberly McCormick – Clerk, Kelly McElroy – City Administrator, Savannah Shelite – Administrative Assistant, Dave Reida – GP Senior Center and Kurt Carter – GP Senior Center.
2. **Approval of the June 11, 2026, Regular Meeting Agenda:** *Zak Blakley made a motion to approve the June 11, 2026, Agenda, 2nd by Braden Cox. Vote: 5-0 motion carries.*
3. **Approval of the May 14, 2026, Regular Meeting Minutes:** *Rick Heimerman made a motion to approve May 14, 2026, Regular Meeting Minutes, 2nd by Gene Garcia. Vote: 5-0 motion carries.*
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.** Discussion ensued. Chairman Keith Hansen opened the public hearing 6:10 for public comment. No one spoke. *Rick Heimerman made a motion to close the public hearing, 2nd by Zak Blakley. Vote: 5-0 motion carries. Zak Blakley made a motion to send this SUP to be heard at the regular meeting of the city council on July 1, 2026, and recommend the SUP be approved, 2nd by Braden Cox. Vote 5-0 motion carries.*
5. **Consider Resolution 251 Requesting MAPC Consideration of Expansion of the City of Garden Plain Urban Area of Influence (UAOI).** Kelly advised the commission that Goddard has also applied to have their UAOI expanded, and Garden Plain is contesting. She has been in several meetings and will have several more. She continues to pull the information together for our own UAOI expansion request. *Braden Cox made a motion to adopt Resolution 251, 2nd by Zak Blakley. Vote 5-0 motion carries.*
6. **Adjourn:** *Braden Cox made a motion to adjourn, 2nd by Rick Heimerman. Vote: 5-0 motion carries.*

Respectfully submitted by Kimberly McCormick, MMC – City Clerk

Re: Consider, and Conduct a Public Hearing on, a Variance Request for Construction of an Accessory Building Closer to the Front Lot Line than the Main Building – 425 N. Doyle St.

Background:

An application for a variance from the City of Garden Plain Zoning Regulations Article XXX, Additional Height, Area, and Use regulations, Section 1.C requesting the construction of an accessory building located closer to the front lot line than the main building at 425 N. Doyle St. Zoning Regulations state:

Accessory buildings shall not be nearer than the main building to any front lot line.

The proposed project is the construction of a 40' x 60' accessory building located to the south of the main building. The main building has a 50' setback from the curb (N. Doyle St.). The proposed structure will have a minimum of a 25' setback from the curb (N. Doyle St.). All other requirements for Accessory Structures within the Zoning Regulations will be met. These include:

- maximum lot coverage: maximum 30% total lot coverage for all structures located on the property
- maximum building height: 35'

The lot is unique as it is larger than a typical city lot(s) and is located at the end of a dead-end road, where N. Doyle St. abuts the Co-Op property on the south. There are no line-of-site issues anticipated with the construction of the accessory building.

Application Details:

Applicant: Aaron Tasset
Location: 425 N. Doyle St.
Zoning/Use: R-1 Single Family Dwelling District
Request: Variance from Zoning Article XXX Additional Height, Area, and Use Regulations, Section 1.C regarding accessory building structure requirements
Purpose: The lot is unique as it is larger than a typical city lot(s) and is located at the end of a dead-end road, where N. Doyle St. abuts the Co-Op property on the south.

The following are staff and applicants' comments based on the standards for granting variances per the City's Zoning Code.

1. **The applicant must show that their property was acquired in good faith.**
 - a. Mr. Tasset has owned the property since 2017.
2. **The request for a variance must arise from a condition which is unique to the property in question, is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or applicant.**
 - a. The lot is unique as it is larger than a typical city lot(s) and is located at the end of a dead-end road, where N. Doyle St. abuts the Co-Op property on the south.

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3. **The granting of a variance shall not adversely affect the rights of adjacent property owners or residents.**
 - a. The construction of the accessory building structure should have no adverse effects on the adjacent property owners.
 4. **The strict application of this Zoning Ordinance will cause unnecessary hardship upon the property owner represented in the application.**
 - a. The restriction regarding the construction of the accessory building closer to the front lot line than the main building makes it difficult to locate it on the property without consideration of variances for setbacks from the other property lines. Additionally, having the new building centered near across the footprint of the main structure is more aesthetically pleasing.
 5. **The granting of a variance shall not adversely affect public health, safety, morals, order, convenience, prosperity, or general welfare.**
 - a. No adverse effects are anticipated by the construction of the accessory building.
 6. **The granting of a variance will not violate the spirit and intent of this Zoning Ordinance.**
 - a. The variance will not create a violation of the spirit and intent of the Ordinances.

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

- A. Conduct the required public hearing regarding the variance request.
- B. Approve the variance.

Attachments:

- A. Variance Application – 425 N. Doyle St.
- B. Proposed Site Plan, building images, and building renderings
- C. Notice of Public Hearing
- D. Property Owner Notification List
- E. Affidavit of Publication

City of Garden Plain Variance Application



Applications for a variance from the zoning ordinances/code of the City of Garden Plain are due on the fourth Friday of the month by 5:00 PM in order to be processed for the meeting of the Planning Commission/Board of Zoning Appeals the following month. Once complete, please bring or send the application and supporting documentation to the City Clerk at Garden Plain City Hall, located at 505 N. Main Street. For more information call (316) 531-2321 or visit www.gardenplain.com.

FOR INTERNAL USE ONLY:

This application is a variance from Article/Section XXX - Additional Height, Area and Use Regulations - Section 1.C of the City of Garden

Plain Zoning Ordinance, to allow construction of an accessory structure nearer than the primary dwelling to the main lot line.

Project Information:

Primary Project Address: 425 Doyle

Primary Sedgwick Co. Parcel ID: 00261196

Additional Parcel ID(s): N/A

Existing Use: Residential Proposed Use: Residential

Existing Zoning District: R-1 - Single Family Residential

The subject property contains 0.61 acres. Number of Adjoining Property Owners: 4

Has the property been the subject of a previous development proposal (e.g.: zoning amendment/rezoning, variance, appeal, special use permit, replat, etc.)? ☐ Yes ☐ No ☒ Unknown

Contact Information:

Owner: ☒ (please check if primary contact)

Name: Tiffany Tasset

Company: NA

Address: 425 Doyle

City: Garden Plain State: KS Zip: 67050

Primary Phone: 316-300-3076

Email: aarontasset1108@yahoo.com

Applicant: ☒ (please check if primary contact)

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Primary Phone: _____

Email: _____

Aaron Tasset
Printed Name(s) of Applicant(s)

Signature(s) of Applicant(s) 8/4/26
Date

Aaron Tasset
Printed Name(s) of Owner(s)


Signature(s) of Owner(s) Date



Note – drawing not to scale; actual placement of structure on lot will be in compliance with lot line and primary structure setbacks.

- Minimum front lot line setback: 25' from edge of road
- Minimum side and rear yard setbacks: 3' from lot line
- Minimum set back from primary structure (by IRFC/MABCD): 5' or more

Proposed Accessory Structure Renderings



North & east façades (facing house and Doyle St)



South and west facades (facing Co-Op property and alley ROW/ West Street)

425 N. Doyle St. Google Maps Images



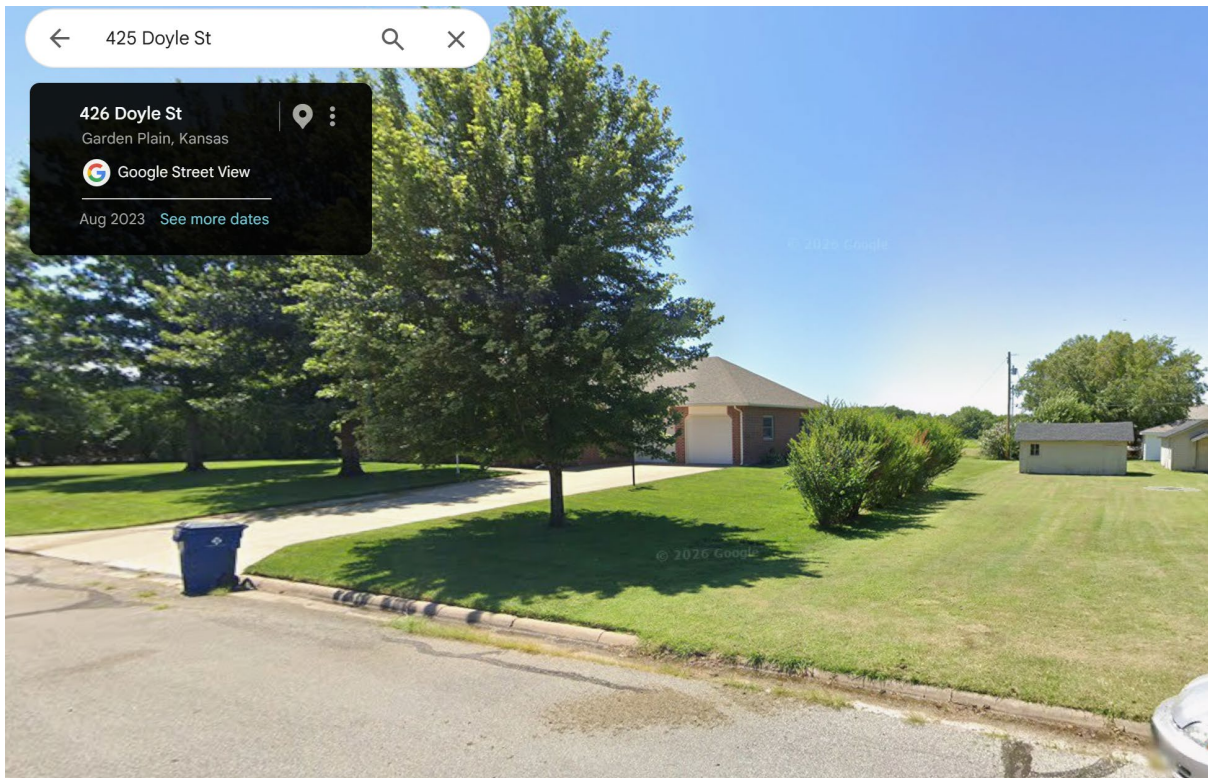
East façade (facing N. Doyle St.)



Southern view from N. Doyle St. to Co-Op (dead-end street)



South façade (existing tree row and Co-Op)



North façade



West façade (as seen from N. West Street)



NOTICE OF PUBLIC HEARING

TO ALL PERSONS CONCERNED:

Notice is hereby given that an application for a Variance from Garden Plain Zoning Ordinance Article XXX, Additional Height, Area, and Use Regulations, Section 1.C regarding accessory buildings has been filed with the city of Garden Plain. The property is legally described as:

*Lot 3, Except the North 10 Feet, and All of Lots 4, 5, and 6, Block 22,
Supplemental Plat of Garden Plain, Sedgwick County, Kansas, 67050.
Commonly known as 425 N. Doyle St., Garden Plain, Kansas, 67050.*

Zoning regulations restrict the location of Accessory Buildings; they may be built in a side or rear yard, but such accessory buildings shall not be nearer than the main building to any front lot line. The appeal for the Variance requests permission to construct an accessory structure in a side yard that will be a few feet closer to the front lot line than the main building. All other requirements for Accessory Structures within the Zoning Regulations will be met.

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, 507 N. Main Street, Garden Plain, Kansas on Thursday, September 17, 2026 at 6:00 p.m. or as soon thereafter as the matter may be heard. All persons interested may appear and provide comment as to the application.

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



OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY ADDRESS
Lot 3, Blk 22, EXC the N 10' thereof; & All of Lots 4, 5, & 6, Blk 22 Subject Property	Supplemental Plat of Garden Plain City	Aaron J. & Tiffany Tasset 425 N. Doyle St. Garden Plain, KS 67050
Lots 1 & 2, Blk 22; & The N 10' of Lot 3, Blk 22	"	Jaxon Harrison Burwell 427 N. Doyle St. Garden Plain, KS 67050
Lots 7, 8, 9, & 10, Blk 22	"	Farmers Cooperative Elevator Co. PO Box 340 Cheney, KS 67025
Lots 11 thru 17 inclusive, Blk 22	"	Philip C. & Josephine Ann Becker Revocable Trust PO Box 24 Garden Plain, KS 67050
Lots 5 & 6, Blk 21	"	Joseph W. Pauly & Courtney M. Stratton 505 N. Doyle St. Garden Plain, KS 67050
Begin at SE corner of Lot 6, Blk 4, Garden Plain; th. W 780' to SE cor of Lot 13, Blk 2, Garden Plain; th. SWly along curve to S line of NE/4; th. W 78.11' to NW cor of SE/4; th. S 166.92' to curve; th. NEly along curve to point 100' S of SE corner of Lot 13, Blk 2; th. E 780'; th. N 100' to begin, EXC that part in NE/4, lying W of a line 237' E of SW cor of NE/4; & EXC that part lying in SE/4 of NE/4, 31-27-3W		Kanza Cooperative Association 200 N. Main St. Iuka, KS 67066
Lot 7, Blk 21; & The S/2 of Lot 8, Blk 21	Replat of part of Garden Plain Supplement	Rachel & Paul Sponsel 500 N. West St. Garden Plain, KS 67050



Security 1st Title

All of Lot 7, Blk 1; & Lot 8, Blk 1, EXC the N 10' thereof	City of Garden Plain	Farmers Cooperative Elevator Co. PO Box 340 Cheney, KS 67025
The N 10' of Lot 8, Blk 1; & All of Lot 9, Blk 1	"	Brandon J. Zoglman 424 N. Doyle St. Garden Plain, KS 67050
Lots 10, 11, & 12, Blk 1	"	John A. Kerschen PO Box 169 Garden Plain, KS 67050
Lots 7 & 8, Blk 8	"	Dennis P. & Roberta J. Rau Revocable Trust 25609 W. 21st St. N. Garden Plain, KS 67050

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

Lot 3, Block 22, EXCEPT the North 10 feet thereof; and All of Lots 4, 5, and 6, Block 22, Supplemental Plat of Garden Plain City, 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 31st day of July, 2026, at 7:00 A.M.

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER

Order: 3208855
KJK



AFFIDAVIT OF PUBLICATION

State of Kansas, Sedgwick County, ss:

Kimberly McCormick, City Clerk

Being first duly sworn, deposes and says:

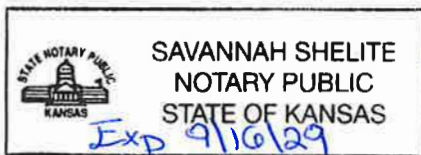
That I, Kimberly McCormick, City Clerk of the City of Garden Plain, Kansas has published the attached notice on the City of Garden Plain website, www.gardenplain.com, which website is designated as the official City News Outlet Publication Site for the City of Garden Plain, Kansas by Charter Ordinance 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 25th day of August, 2026.

Kimberly McCormick
Signature

SUBSCRIBED AND SWORN to before me this 25 day of August, 2026.

(Seal)



[Signature]
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