

EL DORADO

K A N S A S

PLANNING COMMISSION AGENDA

June 25, 2026

5:30 PM

1. CALL TO ORDER & ROLL CALL

James Barnaby
Steve Fellers
Debbra LaForge
Scott Leason
Austin Letts
Brad Long
Brian Martin
Norman Wilks

2. APPROVAL OF MINUTES

1 - 5/28/26

3. NEW BUSINESS

ITEM NO. 1 - SPECIAL USE PERMIT - 301 S HIGH

- A. Presentation of Request
- B. Public Hearing
- C. Discussion by Planning Commission
- D. Motion

4. OLD BUSINESS

5. STAFF ITEMS

1 - NEXT MEETING - 7/23/26

SUP CELL TOWER-1590 SW BOYER RD

REZONE & SUP TRANSITIONAL HOUSING 229 N WASHINGTON

6. ADJOURNMENT

EL DORADO

KANSAS

PLANNING COMMISSION MINUTES

May 28, 2026

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Letts called the meeting to order at 5:30 pm.

Members Present

Steve Fellers
Debra LaForge
Scott Leason
Austin Letts
Brad Long
Brian Martin
Norm Wilks

Staff Present

Scott Rickard

Others Present

Danica Dickson	Amanda McGee
Gary & Larri Taylor	Nathan Stevenson
Steve Shearburn	Kent Burk
Raymond Gomez	Jaime, Jesse, & Brenda LeMaster
Roxanne Limon	Bessie Serbenz
Ravin LeeYoung	Lisa Rush

2. APPROVAL OF MINUTES 4/23/26

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 26-02-REZ: PUBLIC HEARING TO CONSIDER REZONING 118 & 122 N TAYLOR FROM C-1 GENERAL BUSINESS DISTRICT TO R-3 MULTIPLE FAMILY DWELLING DISTRICT AND 126, 128, 134 N TAYLOR AND 423 W 1ST FROM R-1 RESIDENTIAL LOW-DENSITY DWELLING DISTRICT TO R-3 MULTIPLE FAMILY DWELLING DISTRICT.

A. Presentation of Request

Danica Dickson is requesting a variance to reduce the required setbacks to allow for the construction of a 16x46 single family home with a 12x46 attached carport at 502 N Washington. The property is zoned R-1 Residential Low-Density District. As part of any approval, the

applicant will still be required to remain out of the street setback, public right of way, sight triangle, utility easement, drainage easement, and any other restricted areas associated with Washington Street.

A variance is a modification of the specific zoning regulations granted by the Board of Zoning Appeals when strict enforcement of the regulations would cause undue hardship owing to the unique circumstances of the property. In considering a variance request, the Board should evaluate whether the property has unique conditions, whether the request will adversely affect neighboring property, whether strict application of the code creates an unnecessary hardship, whether the request is consistent with the spirit and intent of the zoning regulations, and whether public health, safety, and general welfare will be protected.

The R-1 district is intended to provide for low density residential development, including uses that reinforce residential neighborhoods. The proposed use is a single-family dwelling, which is consistent with the residential zoning of the property.

Setback Requirements for 502 N Washington:

- Front Yard: 15 feet
- Side Yard: 5 feet
- Rear Yard: 25 feet

Proposed Variance Request:

- Front Yard: 10 feet
- Side Yard: 4.5 feet
- Rear Yard: 13 feet

Danica Dickson noted that the lot is unusually small and the buildable area would not provide for functional layout of a house and the previous home was close to 750SF.

Commissioner Fellers inquired if she would be building a new home. Ms. Dickson stated she plans to build a 16x46, 2-bedroom, 1 bath home with a carport.

Commissioner Martin inquired about the carport. Ms. Dickson noted the carport would be attached to the home and the last 10 feet would be covered living area with storage.

Commissioner Letts questioned the distance from the front of house to the street. Mr. Rickard noted it would be 27.5 feet from the back of the curb to the front of the home and looking at the character of the block, there are other homes the same distance or closer to the street.

Commissioner Long inquired if there is a home closer than the proposed. Ms. Dickson stated the house at the end of the block is closer. Mr. Rickard noted that home is close to 5 or 6 feet from property line.

Commissioner Long inquired if there are other lots this size. Mr. Rickard noted how the regulations have changed to accommodate the older neighborhoods to make the infill lots usable spaces and a 5-foot minimum side yard will meet the fire code requirement of 10 foot separation between structures.

Commissioner Long inquired if fences are included. Mr. Rickard stated it does not.

Commissioner Long inquired on the vacant lot to the north. Ms. Dickson stated that she does not own that lot and the owner has no intention of building on that lot, but they have signed a sewer access agreement.

Commissioner Martin inquired if the sewer easement was acquired. Ms. Dickson stated it is a sewer line access agreement. Mr. Rickard explained the agreement is to provide her private sewer access to the City main. Commissioner Martin inquired what will happen with that agreement if she sells the property or the sewer fails. Mr. Rickard commented he hasn't seen the official document to answer. Mr. Rickard noted that before a building permit is issued the City will verify that the agreement was filed on the deed.

B. Public Hearing

Commissioner Letts opened the public hearing. No one was present to speak; the public hearing was closed.

C. Discussion by Planning Commission

Commissioner LaForge inquired if the sewer access agreement needs to be added as a condition before approval is made. Mr. Rickard noted it does not and that it is part of the standard building permit. Commissioner Fellers noted that it is a unique property and Ms. Dickson has done her work and spoken with the neighbors. Commissioner Wilks stated it is a good use of the property. Commissioner Leason commented that any new construction is a win.

D. Motion

Commissioner Leason moved to approve the setback variance request for 502 N Washington to allow construction of a 16x46 single family home with a 12x46 attached carport, with a minimum front yard setback of 10 feet, minimum side yard setback of 4.5 feet, and minimum rear yard setback of 13 feet, subject to the conditions listed in the staff report, for the reasons listed in the staff report and heard at the public hearing, seconded by Commissioner LaForge.

ROLL CALL VOTE

Commissioner Fellers	Y
Commissioner LaForge	Y
Commissioner Leason	Y
Commissioner Letts	Y
Commissioner Long	Y
Commissioner Martin	Y
Commissioner Wilks	Y

Motion passed 7-0

ITEM NO. 2 – CASE NO. 26-01-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY STRUCTURE AT 720 OAK STREET

A. Presentation of Request

Gary Taylor has requested a Special Use Permit to construct a 1,800 square foot detached accessory structure at 720 Oak Street. The property is located at the southeast corner of Oak Street and East 6th Avenue and is zoned R 2 Residential, Medium Density. The applicant intends to use the structure for personal vehicle storage and hobby related activities.

The proposed structure is larger than what may be approved administratively under the accessory structure standards. The structure is also proposed as a metal building, which does not fully match the architectural materials of the primary residence. For those reasons, the request requires review through the Special Use Permit process.

The property measures approximately 200 feet along Oak Street and approximately 150 feet along East 6th Avenue, totaling approximately 30,000 square feet. The existing residence was

built in 1997 and is a one-story ranch style home with approximately 1,150 square feet of main floor living area and a full basement. The home includes an attached garage and has hardboard siding with a composition shingle roof.

The proposed accessory structure is a 30 foot by 60-foot metal building, totaling 1,800 square feet. The submitted building images show a gray and dark colored metal building with overhead doors. The applicant previously stated that the building would use a dark gray and black color scheme similar to the colors of the house.

The structure is proposed near the southeast portion of the lot and is oriented toward East 6th Avenue. The submitted site plan shows a 15-foot setback from East 6th Avenue, an 8-foot setback from the east property line, and a 7-foot setback from the north buildable line. The site plan also shows the structure located behind the front line of the existing home along Oak Street.

Existing mature trees along portions of Oak Street and East 6th Avenue provide natural screening that may reduce the visibility of the structure from the street, cemetery, and surrounding area.

PRIOR APPLICATION AND CITY COMMISSION ACTION

The applicant previously filed a Special Use Permit request in 2025 for a 1,800 square foot detached accessory structure at this same property. At the April 24, 2025, Planning Commission meeting, the Planning Commission voted 3 to 2 to recommend denial of Case No. 25 02 SUP.

The item then proceeded to the City Commission. At the May 19, 2025, City Commission meeting, the City Commission voted 4 to 1 to affirm the Planning Commission's recommendation to deny the Special Use Permit.

Because both the Planning Commission and City Commission acted on the prior request, the current application should be reviewed with that prior action in mind. The main question for the Planning Commission is whether the current request is materially different from the prior application, and whether any change is substantial enough to address the concerns raised during the 2025 review.

Staff's review is that the current proposal is substantially the same as the 2025 request. The applicant is still requesting approval of a 30 foot by 60-foot, 1,800 square foot detached accessory structure on the same property, in generally the same location, for the same stated personal vehicle storage and hobby related use. The structure is still proposed as a metal building, and it remains larger than what can be approved administratively under the accessory structure standards.

The current submittal does not appear to include a substantial change in building size, use, location, or general appearance from the prior application. The site drawing and building concept are generally the same as those previously considered. Therefore, the Planning Commission should consider whether the same concerns from the 2025 hearing remain, including the size of the structure, the appearance of the building, the amount of tree screening, visibility from the cemetery and surrounding area, and whether any approval conditions would adequately address impacts both now and under future ownership.

Gary Taylor commented that he could build a 20x60 building without a special use permit, but he believes it would look like a trailer and a 30x60 would look better on his 200x147 sized lot.

Commissioner Letts inquired what the fire code distance from an accessory structure to the house is. Mr. Rickard stated it is 10 feet.

Commissioner Martin inquired if he would be able to build with the Evergy powerlines in the area. Mr. Taylor stated he could.

Commissioner Long inquired what the difference of this application is from the denied request of last year. Mr. Taylor stated his wife had been in the hospital, so he paused the request for a bit, but he was confused and felt like he was asking for permission to build there when he knew he was able to build, he just wanted to add 10 feet to the building.

Commissioner Martin inquired if multiple 20x60 buildings could be built on a lot. Mr. Rickard stated one accessory structure per lot.

Commissioner Letts confirmed that a 20x60 building wouldn't store everything he wanted. Mr. Taylor stated it would not and it would look like a trailer house.

Commissioner Leason commented that the Commission just finished guidelines for larger accessory structures when this case was first heard and one of the requirements was for the building to match the existing house and inquired if Mr. Taylor's building would match his home. Mr. Taylor stated it would be the color grey like his house.

Commissioner Long noted that the building would have 12-foot sidewalls and inquired about the peak and if it would be higher than house. Mr. Taylor stated it would not be higher than his house and it would be a 3/12 roof pitch with 14-gauge metal. Commissioner Long inquired about the regulations of height of building compared to the house. Commissioner LaForge inquired if this building would fit. Commissioner Letts confirmed the building couldn't be built higher than the roof of his house. Mr. Rickard stated that is correct. Commissioner Martin stated that would be the requirement for any building, not just one this size.

Mr. Rickard noted that a 1,200SF building could be built by right and up to 1,500SF if it matches the house with similar siding and is setback further and the proposed building is 1,800SF and does not match siding material.

Commissioner Long inquired if the reason the request was denied last time was because it didn't match the house and was oversized. Mr. Taylor stated no, it was because of the trees. Commissioner Leason noted it was also because he was not willing to match the house. Commissioner LaForge recalled part of the denial was due to the cemetery. Mr. Taylor stated the cemetery would look better with the trees.

Commissioner Letts stated it was also because the structure was too big and too far pass the regulations. Commissioner Fellers inquired if there would be any gating or screening. Mr. Taylor stated there would not be and he would set the building back 15 feet instead of 10 feet to accommodate utilities.

Commissioner Long inquired about the trees. Mr. Taylor noted he had removed the trees that were in the location of his building and that Evergy would like all it if all the trees were taken out.

Commissioner Martin noted that the only difference is the extra 10 feet. Mr. Taylor stated yes, that is correct and there is industrial railroad use behind his property, and it is secluded area and would not affect any neighbors. Commissioner LaForge noted that just because he doesn't have neighbors, they do have to consider others when they want to build. Commissioner Letts inquired what happens when he no longer owns the property. Mr. Taylor stated that anything he builds there will be the same and it is how nice we want it to look.

Commissioner LaForge inquired if before construction that the roof pitch would be reviewed. Commissioner Letts asked if a special condition would need added to the motion. Mr. Rickard stated that they could and to include that it cannot exceed the height of the house. Commissioner Martin noted that is already city code. Mr. Rickard stated that it is a good idea to put any concerns that have been brought in the motion to make things clearer. Commissioner LaForge inquired where the building plans are brought to. Mr. Rickard stated to the Building Official. Commissioner Letts inquired if the building plans could be denied. Mr. Rickard stated that it could or if it doesn't, pass any conditions that are potentially placed.

Commissioner Martin noted the only difference is the request extra feet and the permitting process is the same. Mr. Rickard stated that is correct.

Commissioner Long inquired if last time the application was denied because it was oversized. Mr. Taylor stated no, it was due to the trees.

Commissioner Leason noted that it wasn't just about the trees, it was also about the size and construction material. Commissioner Fellers confirmed Commissioner Leason's statement. Commissioner Leason commented that moving the structure back 5 feet and not matching the house and the regulations had just changed before receiving the first application. Mr. Taylor stated he doesn't have to match the house if he builds a 1,200SF building. Commissioner LaForge recalled he needed the larger size to store all his things and inquired if the 20x60 would not hold everything. Mr. Taylor stated he could, but it would not look very good.

Mr. Rickard noted that the only time visuals get involved with the materials of the construction is when the structure exceeds 1,200SF. A 1,500SF building could be approved if the façade matched the home and met the required setbacks without a special use permit. Commissioner Long inquired if Mr. Taylor is insistent that the building needs to be 60ft long and if he could widen the structure instead of adding length. Mr. Taylor stated yes that is what he would like to have and his lot has enough room for it. Mr. Rickard commented that there are not very many 200x150 lots in town and not very many lots that have enough room for a 1,200SF structure. Commissioner Long stated that he is not opposed to the metal building, just the size. Commissioner Martin noted there is a larger structure off Third Avenue. Commissioner LaForge stated there is also a building off 12th Avenue.

B. Public Hearing

Commissioner Letts opened the public hearing.

Raymond Gomez stated that Mr. Taylor does everything right and it will be a nice place, it will be much nicer than others he has seen. He doesn't think he should be denied in building on his property, others have been built that don't match the home

Commissioner Long commented that they must be consistent within the city.

Roxanne Limon commented that she is not speaking for or against the building, but others in her neighborhood have built huge metal buildings in a residential neighborhood. They didn't try to find storage units but build big metal buildings in residential area is it still residential maybe allow them if they are located at the parameter of the city but not in middle of a neighborhood.

Kent Burk stated there are other metal building in residential areas and there would be no problem where Mr. Taylor is wanting to build his, he won't trash the neighborhood and will keep it nice.

C. Discussion by Planning Commission

Commissioner Leason commented that the other giant metal buildings that were constructed all said that they wouldn't be noticed and they are noticeable and they don't match the houses and that's why the regulations were made and they don't need to be this big.

Commissioner Fellers inquired with Commissioner Leason about the regulation discussions.

Commissioner Leason stated they discussed how the building couldn't go above a certain size, couldn't be larger than the house and the façade construction material should match the house.

Commissioner Martin noted that the building could be reduced by 10 feet and could be built without special use.

Commissioner Leason stated when they started discussions, they didn't want metal buildings that look bigger than houses and he has spoken out against all of them.

Commissioner Martin commented he would rather see a large building than a house that needs torn down.

Commissioner Fellers stated there is a difference between a large outbuilding and a barndominium, people live there and it is not used for storage.

Commissioner Martin inquired what the difference of what is on the inside, is it livable or storage when the building is still the same.

Commissioner LaForge inquired if there is a problem with matching building to the house.

Commissioner Letts stated he noted the sides will be the same color of the house.

Mr. Rickard stated the only thing about matching gives an allowance by right to 1,500SF if they matched home, and it was not restricted to file for a SUP for a larger building.

Commissioner Letts confirmed if the request was for a 30x50 and it matched the home; it would be allowed. Mr. Rickard stated that was correct.

Commissioner Martin noted that he could reside his roof and house with metal and then it would match the building.

Commissioner Martin inquired if the building could be used as a mother-in-law suite.

Mr. Rickard confirmed it could, the regulations were just changed.

Commissioner Fellers commented that was his remark that it would be lived in and would be different.

Mr. Rickard noted there is a square footage requirement for an accessory dwelling in an accessory building.

Commissioner Wilks believes it is smaller than 30x60.

Commissioner LaForge commented that what stands out to her is the information is not any different than last time.

Mr. Rickard stated the difference is being able to present his request.

Commissioner Martin noted that the building was moved back 5 feet.

Mr. Rickard stated that the renderings presented are new.

D. Motion

Commissioner Leason moved to recommend denial of Case No. 26-01 SUP, Gary Taylor's request for a Special Use Permit to allow a 1,800 square foot detached accessory structure at 720 Oak Street, finding that the current application is not substantially different from the prior request that was recommended for denial by the Planning Commission and affirmed for denial by the City Commission, and for the reasons stated in the staff report and heard at this public hearing, seconded by Commissioner Long. A Yes vote is to deny a No vote is to approve.

ROLL CALL VOTE

Commissioner Fellers	Y
Commissioner LaForge	N
Commissioner Leason	Y
Commissioner Letts	N
Commissioner Long	Y
Commissioner Martin	N
Commissioner Wilks	Y

Denial Motion passed 4-3

4. **OLD BUSINESS**

5. **STAFF ITEMS - Chairman and Vice Chairman Election**

Commissioner Wilks nominated Commissioner Letts as Chairman, seconded by Commissioner Fellers.

Commissioner Fellers nominated Commissioner Leason as Vice Chairman, seconded by Commissioner Long.

Next Meeting - 6/25/26-SUP-Cell Tower 1590 SW Boyer Rd

Mr. Rickard gave an update on the Emerging Industries Zoning Regulations item which will be heard by the City Commission on June 1st.

6. **ADJOURNMENT**

The meeting was adjourned at 6:26 pm.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission
CC:
FROM: Scott Rickard
RE: SUP-301 S High

Jeremy Wedel with Wedel Property & Management LLC has requested a Special Use Permit to construct a 1,500 square foot, 3-bedroom, 2-bath barndominium at 301 S High. The property is located at the southwest corner of High Street and Ash Avenue and is zoned R-1 Residential Low Density.

A single-family home is an allowed use in the R-1 district. The Special Use Permit is required because this is an infill residential structure that does not qualify for administrative approval under the City's recently amended residential infill standards.

Under the amended residential infill standards, a new home may be approved administratively if it meets the 75 percent to 125 percent block face gross floor area range. Based on the block face calculation, the maximum gross floor area allowed through that path is 1,442 square feet. The proposed structure is 1,500 square feet, which is slightly above that threshold.

When a proposed infill home is outside the size range, the regulations provide a second administrative path if the design is compatible with the appearance of homes on the block, including exterior materials, roof form, roof height, and front façade features. Because the proposed pole barn style/barndominium does not appear to match the traditional residential appearance of the surrounding block, it does not qualify for administrative approval and requires review through the Special Use Permit process.

ZONING COMPLIANCE

A. Location and Size of Proposed Use in Relation to the Site and Adjacent Properties

The subject property is an existing residential lot in an established neighborhood. The proposed use is a single-family dwelling, which is consistent with the R-1 district. The issue before the Planning Commission is not whether a single-family home may be built on the lot, but whether this proposed infill structure should be approved through the Special Use Permit process due to its size and design.

B. Accessibility to Municipal Services, Traffic Flow, and Parking

The property is located within an established residential area and is accessible to police, fire, refuse collection, and other municipal services. The proposed home is not expected to generate traffic beyond normal residential activity. Required off-street parking must be provided prior to occupancy.

C. Utility and Service Availability

The lot is served by municipal and private utilities typical of residential development. Any new or modified utility connections will be reviewed through the building permit process.

D. Structure Design, Height, and Relation to Adjoining Properties

The proposed structure is a pole barn style/barndominium residential structure. This style can differ from traditional residential construction in materials, roof form, and overall appearance. The appearance and design of the structure are part of what brings this request into the Special Use Permit process because the proposal does not fit within the City's administrative residential infill approval path.

It is important to note that if the applicant proposed a home within the allowable administrative gross floor area range, including a maximum of 1,442 square feet based on the block face calculation, the zoning regulations would not otherwise prohibit this general building style, provided the structure met building code requirements and other applicable regulations. In that situation, the design would not come before the Planning Commission for discretionary review.

Because the proposed home exceeds the administrative size threshold and is being reviewed through the Special Use Permit process, the Planning Commission may consider whether the proposed design is compatible with the character of the surrounding residential block and whether any reasonable conditions are needed regarding exterior materials, orientation, façade treatment, or other design features.

E. Compatibility with Adjacent Properties and Community Welfare

The proposed use is residential and is not expected to create unusual traffic, utility, or service impacts. The main compatibility question is the proposed barndominium design within an established residential neighborhood. The Special Use Permit process provides the opportunity to review the design, receive public comment, and apply conditions if the Planning Commission finds the structure can be made compatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends approval of Case No. 26-03 SUP.

MOTION OPTIONS

Approval Motion:

I move to recommend approval of Case No. 26-03 SUP, Jeremy Wedel's request for a Special Use Permit to allow residential infill construction of a 1,500 square foot single-family barndominium at 301 S High, for the reasons stated in the staff report and heard at this public hearing.

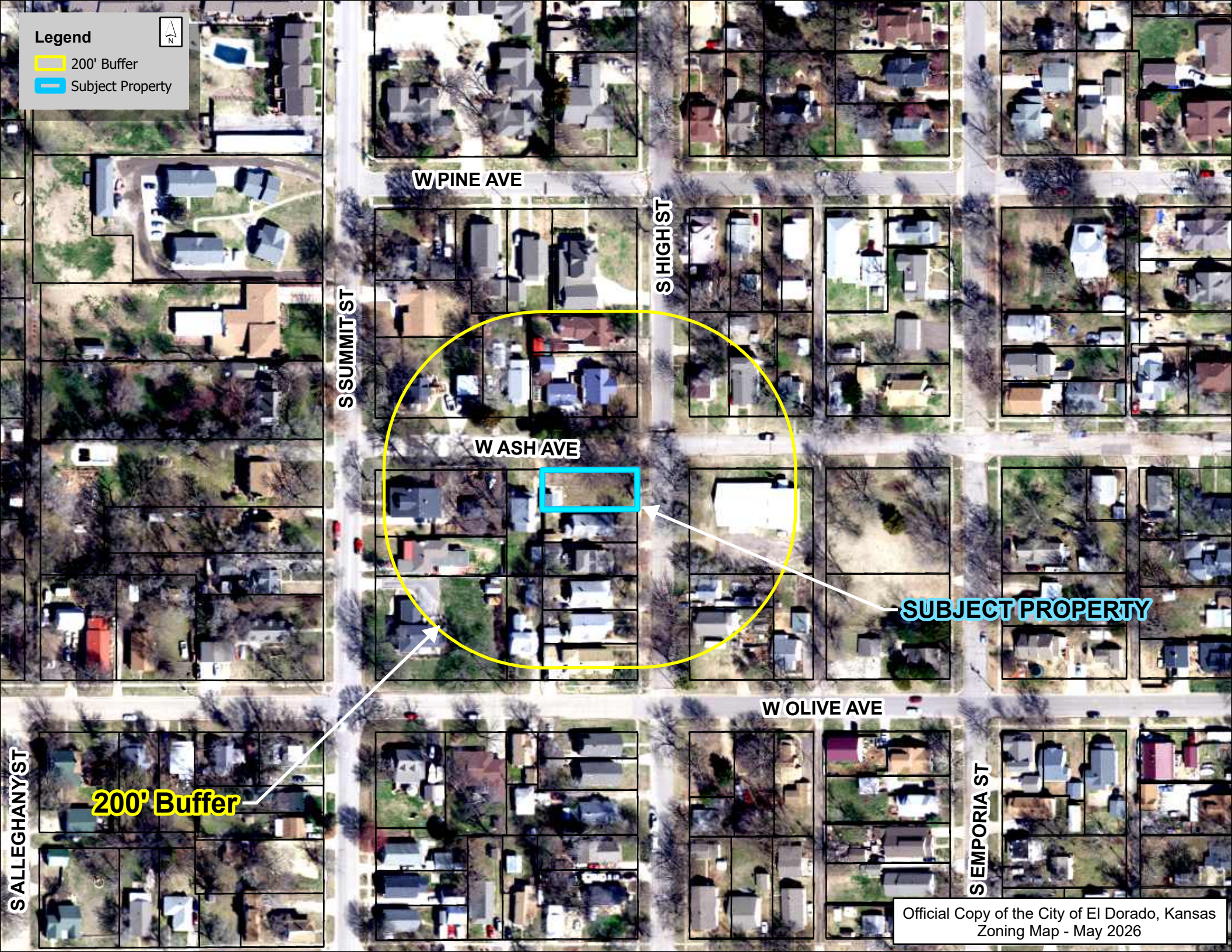
Denial Motion:

I move to recommend denial of Case No. 26-03 SUP, Jeremy Wedel's request for a Special Use Permit to allow residential infill construction of a 1,500 square foot single-family barndominium at 301 S High, finding that the proposed structure is not compatible with the surrounding residential block or does not satisfy the standards for approval of a Special Use Permit, and for the reasons stated in the staff report and heard at this public hearing.

Legend

 200' Buffer

 Subject Property



W PINE AVE

S HIGH ST

S SUMMIT ST

W ASH AVE

SUBJECT PROPERTY

W OLIVE AVE

S EMPORIA ST

200' Buffer

S ALLEGHANY ST

30' S High
10' x 20'
50' x 20'

30' x 50'
Barndominium



W Ash Ave

N ↑

120'

5' ↑

6' x 30'
Barndominium

30' x 50'
Barndominium

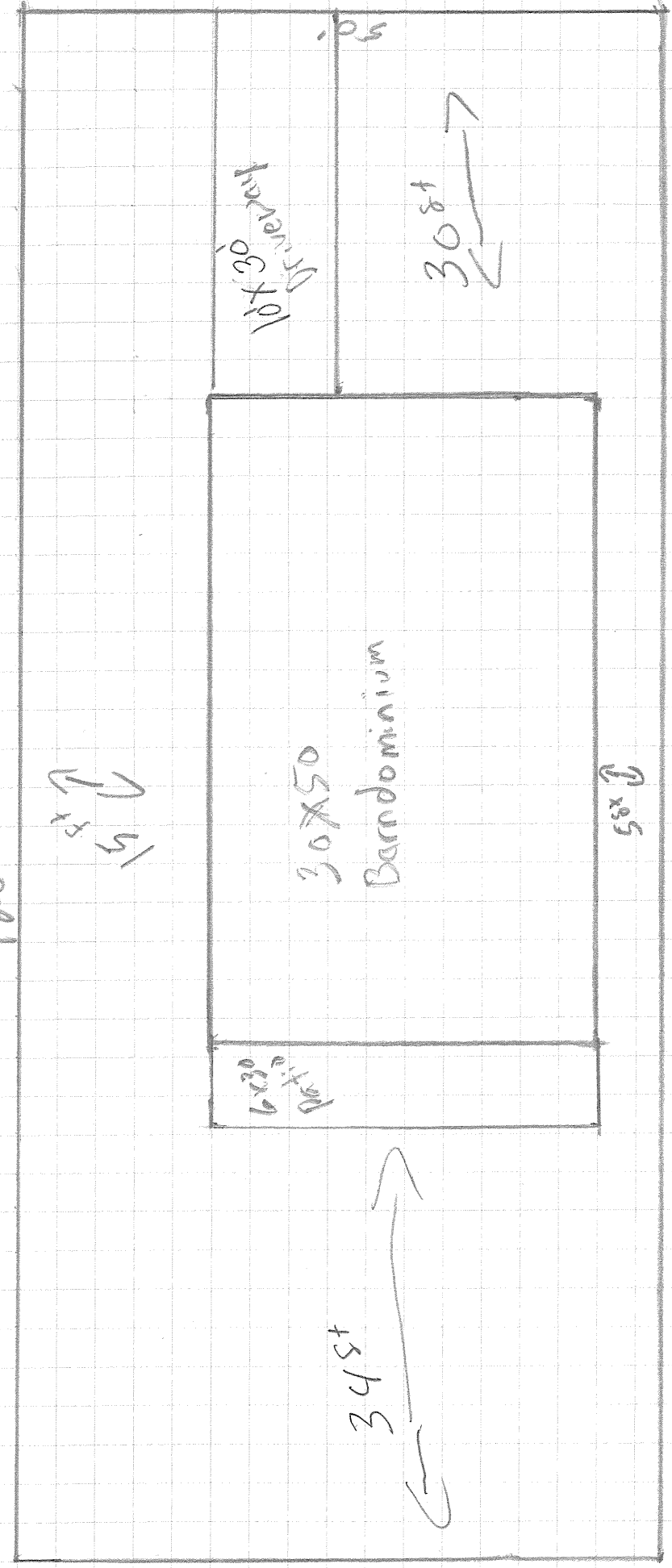
10' x 30'
Driveway

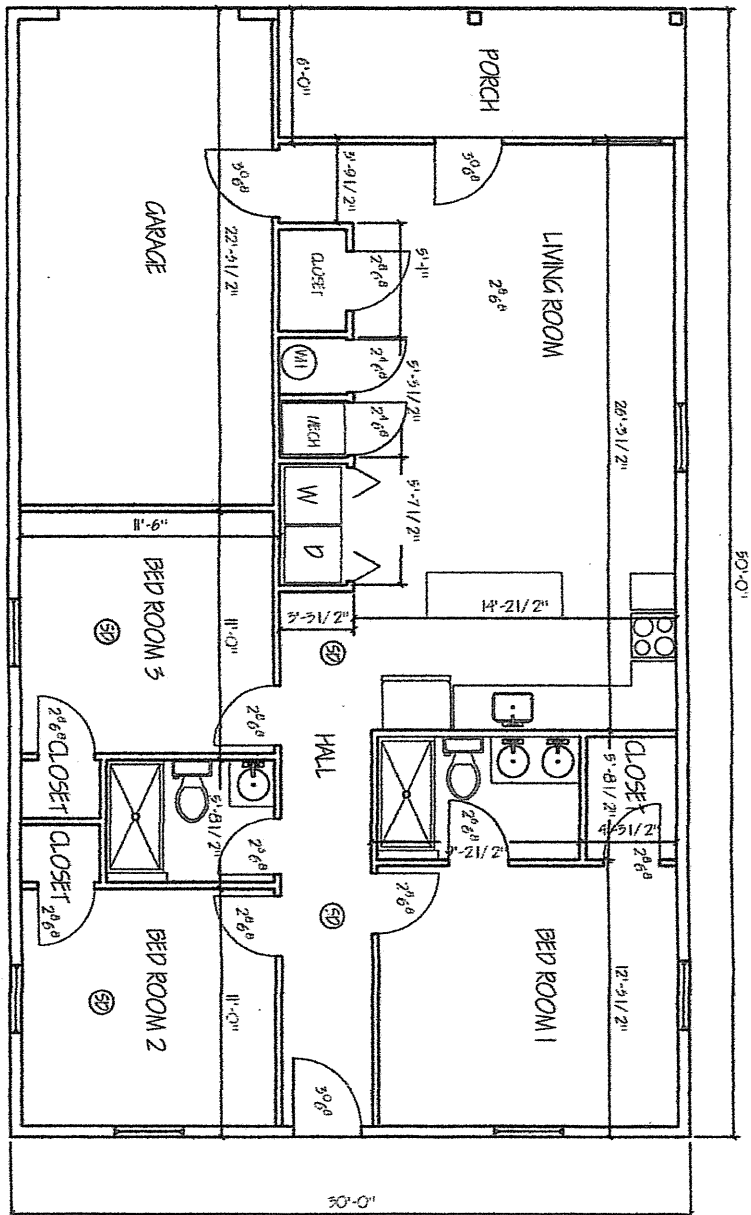
34' St ←

30' St ↗

5' x 5' ↻

S High St





PROPOSED FLOOR PLAN

SCALE: 1/8" = 1' 0"



WILLIAM MORRIS ASSOCIATES
 114 EAST 5TH
 ALBUQUA KS 67010
 5-22-24
 REVISED 6-14-24









