



EL DORADO CITY COMMISSION - REGULAR MEETING AGENDA
CITY HALL – 220 E. FIRST AVENUE
July 20, 2026 - 5:30 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Invocation - Pastor Jeremy Irwin, First Christian Church**
- 4. Pledge of Allegiance**

Proclamations and Recognition

Personal Appearances. Personal appearances are opportunities for organizations or citizens to make special presentations before the City Commission. Such appearances are scheduled in advance of the meeting by calling City Clerk Emerald Veatch at (316) 321-9100 by 5:00 pm the Tuesday preceding the meeting. Presentations are limited to ten minutes. Any presentation is for information purposes only; no action will be taken.

Public Comments. Persons who wish to address the City Commission regarding any matter that is under the jurisdiction of the City Commission may do so when called upon by the Mayor. Comments on personnel matters, matters pending in court, and land use matters are not permitted. Land use Public Hearings are held during Planning Commission meetings.

Consent Agenda *(Consent agenda items will be acted on by one motion unless a majority of the City Commission votes to remove an item for discussion and separate action.)*

- 5. City Commission Meeting Minutes from June 20, 2026.**

Old Business

- 6. None.**

New Business

- 7. Consideration of a Resolution Approving a Special Use Permit for a 1,500 Square Foot Single-Family Barndominium at 301 South High**

Discussion Items

- 8. None.**

Reports

- 9. City Commission and Advisory Board Updates**
- 10. City Manager**

Adjournment

11. Consideration of a motion to adjourn

The El Dorado City Commission met in a regular session on June 15, 2026, at 5:30 p.m. in the Performing Arts Center with the following present: Mayor Bill Young, Commissioner Andrew Tipton, Commissioner Kendra Wilkinson, Commissioner Syndee Scribner, Commissioner Leon Leachman, and City Manager David Dillner. Absent:

VISITORS

Tabitha Sharp	Assistant City Manager	El Dorado, KS
Emerald Veatch	City Clerk	El Dorado, KS
Scott Rickard	Director of Engineering	El Dorado, KS
Mike Holton	Police Chief	El Dorado, KS
Liz Blakely	Management Intern	El Dorado, KS
Kate Bosserman	Experience El Dorado	El Dorado, KS
Olivia Malanchuk	Experience El Dorado	El Dorado, KS
Corey Landreth	Haverhill Real Life Church	El Dorado, KS
Bailey Martin-Rutliff	Kansas Oil Museum	El Dorado, KS
Laura Collins		
Jeff and Laurie Klein		

CALL TO ORDER

Mayor Bill Young called the June 15, 2026, meeting to order.

INVOCATION

Pastor Corey Landreth, Haverhill Real Life Church opened the meeting with invocation.

PLEDGE OF ALLEGIANCE

The City Commission led the Pledge of Allegiance.

PROCLAMATIONS AND RECOGNITION

There were no proclamations or presentations.

PERSONAL APPEARANCE

Bailey Martin-Rutliff presented updates on the current operations at the Kansas Oil Museum.

PUBLIC COMMENT

Mayor Bill Young opened the floor for public comments.

Laurie Klein, 317 Race, expressed her concern regarding potential data centers.

Jeff Klein, 317 Race, also expressed his concern with potential data centers and requested that the zoning text amendment ordinance be rescinded.

Laura Collins, 1310 Skyview Drive, requested that the Commission add to the ethics policy that all Commissioners must abstain from voting if they or their families benefit in any way, including selling land or renting to people associated with a project. She also asked that they not be able to promote anything they have voted on. She also requested that any major project in El Dorado be submitted for a public vote.

Mayor Bill Young closed the public comment.

CONSENT AGENDA

Approval the appointment of Christian Locke to the Parks and Recreation Board for a term set to expire on December 31, 2027.

Approval of an MOU with the K-State Extension Butler County Master Gardeners to operate the 2026 Farmers and Art Market.

Commissioner moved Leon Leachman to approve the consent agenda.

Commissioner Kendra Wilkinson seconded the motion.

Motion carried 5-0.

PUBLIC HEARING

There was no public hearing.

OLD BUSINESS

There was no old business.

NEW BUSINESS

CONSIDERATION OF APPROVAL OF A SPECIAL USE PERMIT (SUP) FOR A DETACHED ACCESSORY BUILDING AT 720 N. OAK STREET.

City Engineer Scott Rickard stated that 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 a 30 foot by 60-foot metal building. It exceeds what can be approved administratively and does not fully match the architectural materials of the primary residence. For those reasons, the request requires review through the Special Use Permit

process. Denial of this request would not prevent an accessory structure from being built on the property. It would only prevent the 1,800 square foot structure as proposed.

City Engineer Rickard stated that the applicant previously filed a similar Special Use Permit request in 2025. The Planning Commission voted 3-2 to recommend denial, and the City Commission voted 4-1 to affirm that recommendation. The current request is substantially similar in size, use, location, and general building concept.

City Engineer Rickard stated that at the May 28, 2026 Planning Commission meeting, discussion focused on the size of the structure, the metal building appearance, whether the building should match the house, whether the request was materially different from the prior request, and whether a smaller structure could be built without Special Use Permit approval. The Planning Commission voted 4-3 to recommend denial.

Commissioner Syndee Scribner moved to approve Ordinance No. G-1464 granting a Special Use Permit to Gary Taylor to allow a 1,800 square foot detached accessory structure at 720 Oak Street, subject to the conditions stated in the ordinance and staff memo, and to override the Planning Commission recommendation for denial and the conditions recommended by staff in the memo.

Commissioner Andrew Tipton seconded the motion.

Motion carried 4-1.

CONSIDERATION OF APPROVAL OF PROJECT NO. 640 – OFF STREET PARKING IMPROVEMENTS AT 308 AND 318 WEST CENTRAL.

City Engineer Scott Rickard stated that the City Commission previously authorized Project #640 for off-street parking improvements at 308 and 318 W Central Ave. The project provides a small off-street parking area to address access concerns while preserving the existing Central Avenue street section. Bids were received on May 7, 2026. The low bid from FYG Construction was \$33,081.00, which was above the original engineer's estimate. The benefiting property owners have signed a revised petition reflecting the updated project cost and cost split. The revised resolution repeals and replaces the prior authorization.

Commissioner Kendra Wilkinson moved to accept the revised petition for off-street parking improvements benefiting 308 and 318 W Central Ave; find the petition sufficient; approve Resolution No. 3052 determining the advisability of the improvements and authorizing Project #640; and direct the City Manager to award the construction contract to FYG Construction in the amount of \$33,081.00, contingent upon receipt and approval of all required contract documents.

Commissioner Leon Leachman seconded the motion.

Motion carried 5-0.

DISCUSSION ITEMS

There were none.

REPORTS

CITY COMMISSION AND ADVISORY BOARD UPDATES

Commissioner Syndee Scribner encouraged everyone to go to the City Band Concerts.

Commissioner Andrew Tipton stated that Main Street had the Hot Shot Golf Tournament and it was a great event. He stated that they have one interview scheduled and they are hoping to get a few more scheduled for the director position.

Mayor Bill Young stated the Walnuts season has started back up and encouraged everyone to go support the walnuts.

Mayor Young reminded everyone about the KDOT project closed 12th street for the bridge project.

CITY MANAGER REPORT

City Manager David Dillner congratulated Brian Urton, Darcia Beavers, Spencer Diaz, and Jennifer Bell on completing Emerging Leaders Academy and Elizabeth Blakeley on completing her master's in public administration at KU.

City Manager Dillner stated that the assessed valuation and revenue neutral rate information was received from the County this week, the information will be brought to the Commission at the next budget work session.

City Manager Dillner stated that staff will develop a plan to revisit the ordinance on emerging industries and will have information available to the Commission in the coming weeks.

City Manager Dillner asked what information they wanted from El Dorado Inc. based on the comments at prior meetings.

The Commission asked to see the most current memorandum of understanding with El Dorado Inc.

Assistant City Manager Tabitha Sharp stated that fireworks will be able to shot on June 27th through July 5th. She stated that they can be shot from 10 a.m. to 10 p.m. everyday except for the 4th, on which date they can shoot them from 8 a.m. to midnight. She stated that the city will be hosting the annual picnic and games at East Park on July 3rd at 5 p.m., July 4th the Celebration of Freedom will be hosting a parade at 9 a.m., the free swim will be from 1 p.m. to 4 p.m., the Walnuts will be playing the War Dogs, with pre-game festivities beginning at 5 p.m. and a fireworks show after.

ADJOURNMENT

Commissioner Andrew Tipton moved to adjourn the meeting at 6:20 p.m.

Commissioner Syndee Scribner seconded the motion.

Motion carried 5 – 0.

City Clerk Emerald Veatch

Mayor Bill Young

EL DORADO

KANSAS

TO: City Commission
FROM: Scott Rickard
SUBJ: Consideration of a Resolution Approving a Special Use Permit for a 1,500 Square Foot Single-Family Barndominium at 301 South High
DATE: July 20, 2026

Summary:

Jeremy Wedel with Wedel Property & Management LLC has requested a Special Use Permit to construct a 1,500-square-foot, three-bedroom, two-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 adopted through Ordinance No. G-1459, 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 58 square feet 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, orientation, and front façade features. Because the proposed pole-barn-style residence 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.

The Planning Commission held a public hearing on June 25, 2026. During the hearing, Mr. Wedel clarified that the proposed structure includes approximately 1,200 square feet of living area and a 300-square-foot garage. He stated that the front of the home and garage would face High Street and that the exterior would have white metal siding.

A nearby resident asked about the orientation of the home but did not state opposition to the request. The Planning Commission discussed the minor difference between the proposed size and the administrative threshold, other similarly constructed homes in the area, the church located across the street, neighborhood compatibility, and the need for additional housing. The Planning Commission voted unanimously, 6-0, to recommend approval.

It is important to note that the zoning regulations would not otherwise prohibit this general building style if the structure were reduced to 1,442 square feet and met all other applicable requirements. The matter is before the City Commission because the proposed home exceeds the administrative size threshold and does not meet the alternative design compatibility standards.

Attachments:

1. 301 S High Staff Report
2. Buffer Map
3. Applicant site plan-
4. 301 S High proposed home
5. 6-25-26 Minutes
6. 301 S High St SUP Res

Funding Source:

Housing: Approval would support additional housing and private reinvestment on an existing infill lot within an established neighborhood. The Special Use Permit process also provides public review for residential projects that fall outside the City's administrative infill standards.

Operation Impact:

No City funding is required. The applicant is eligible for the NRP

Options/Alternatives:

1. Approve the Planning Commission's recommendation and approve Case No. 26-03-SUP as presented.
2. Approve the Special Use Permit with additional conditions
3. Return the request to the Planning Commission for further consideration with specific direction regarding additional information or possible conditions.
4. Deny the Special Use Permit. Because the Planning Commission recommended approval, denial would override its recommendation and require a supermajority vote.

Staff Recommendation:

Staff recommends that the City Commission accept the recommendation of the Planning Commission and approve Case No. 26-03-SUP to allow construction of the proposed 1,500-square-foot single-family barndominium at 301 S. High Street.

Commission Action:

Commissioner _____ moved to approve a Resolution for Case No. 26-03-SUP, a Special Use Permit to allow construction of a 1,500-square-foot single-family barndominium at 301 S. High Street.

Commissioner _____ seconded the motion.

PLANNING COMMISSION MEMORANDUM

TO: Planning Commission

FROM: Scott Rickard, Engineering Director

RE: Case No. 26-03 SUP, Residential Infill at 301 S High

REQUEST SUMMARY

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

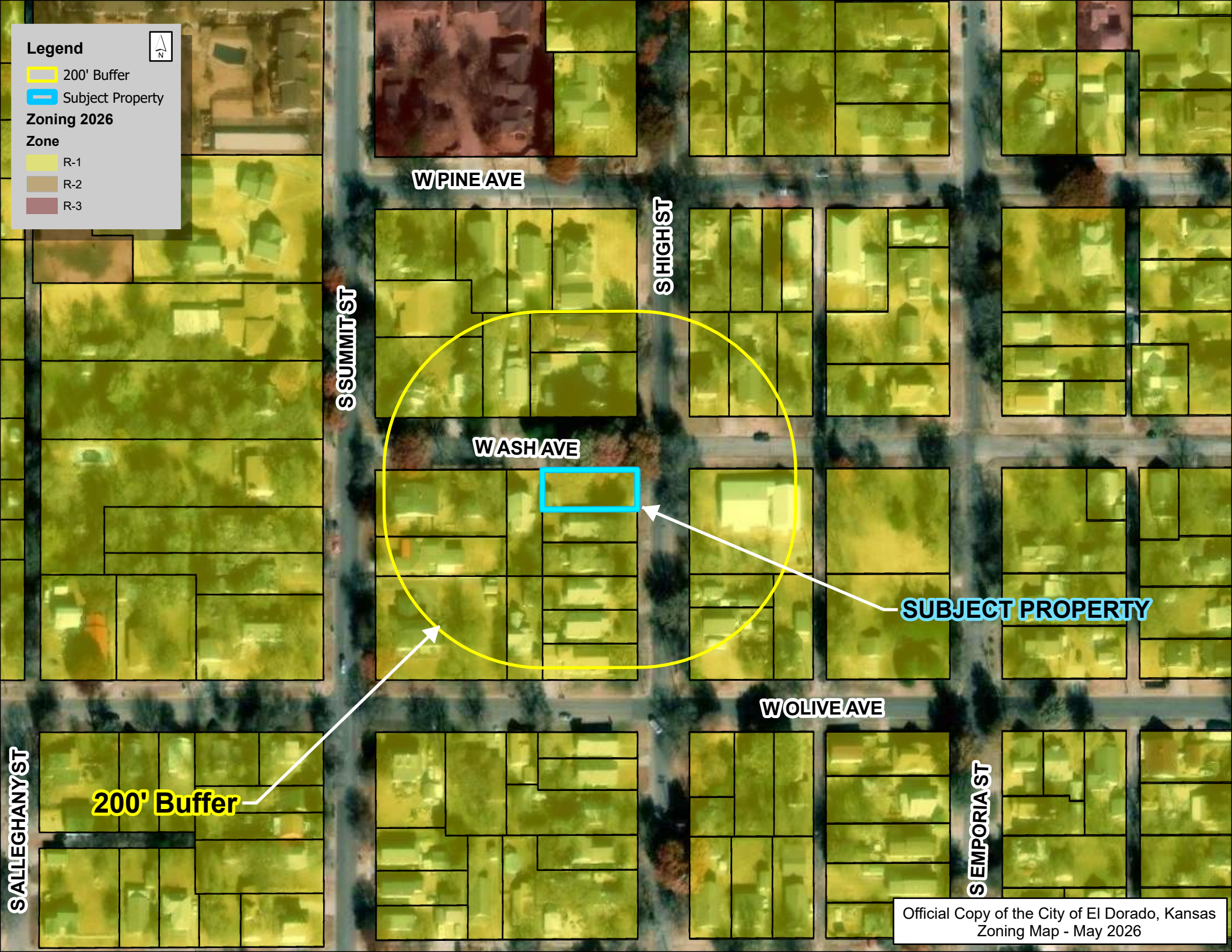
Zoning 2026

Zone

 R-1

 R-2

 R-3



W PINE AVE

SHIGH ST

S SUMMIT ST

WASH AVE

SUBJECT PROPERTY

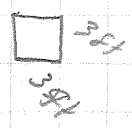
W OLIVE AVE

S EMPORIA ST

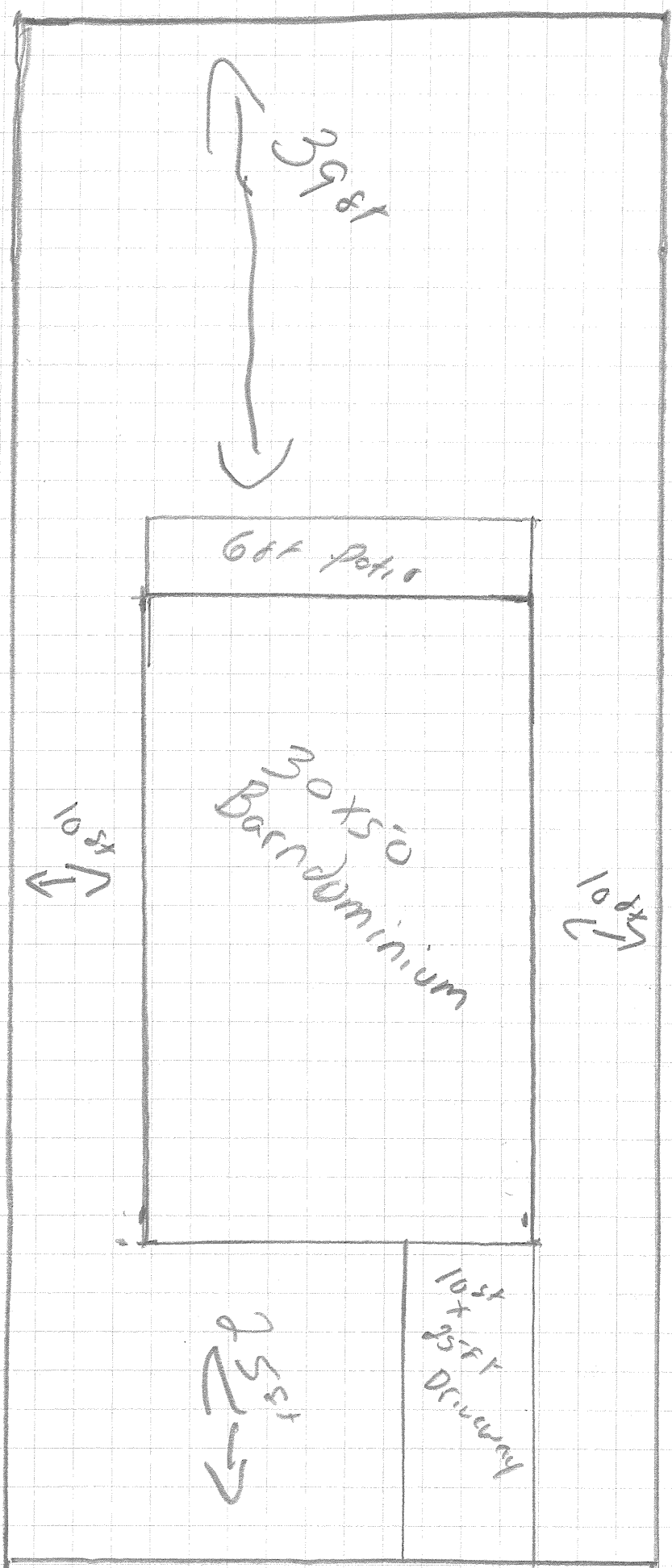
200' Buffer

SALLEGHANY ST

301 5' High
lot size
50 x 120



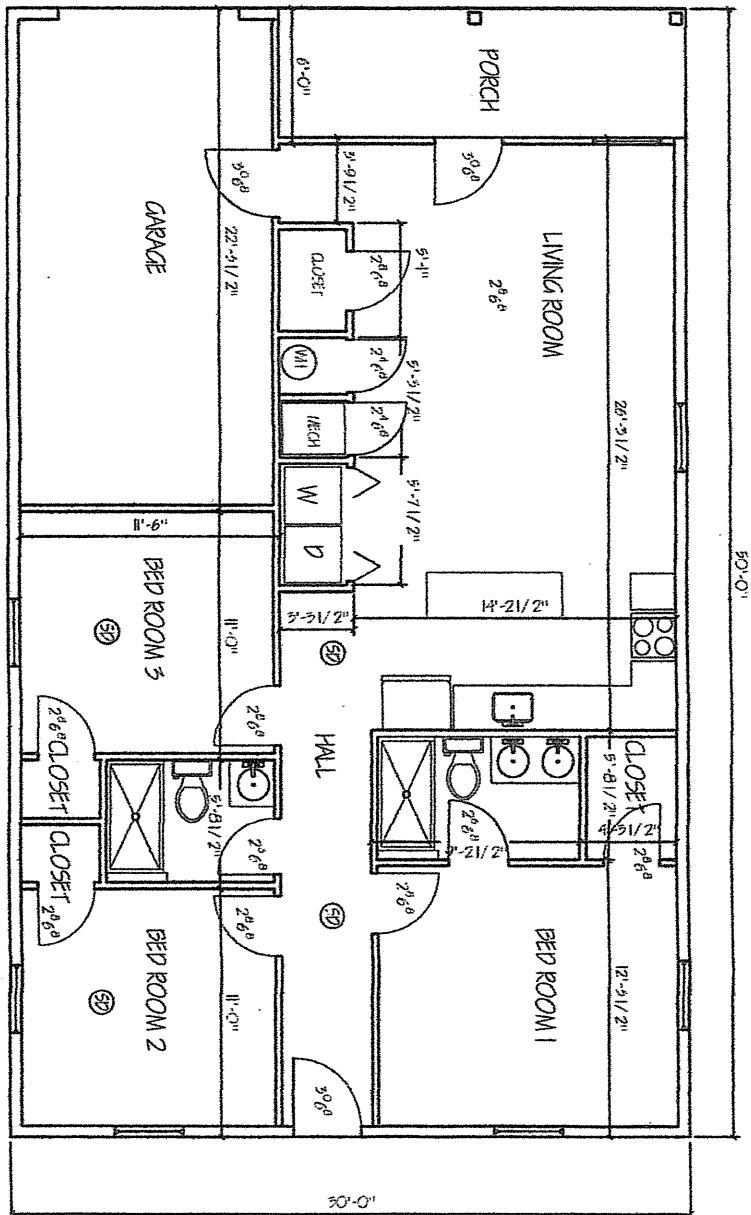
Building
30 x 50
Barndominium



S High St

W Ash Ave

AN



PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



- (SD) - SMOKE DETECTOR
- ** PROVIDE CARBON MONOXIDE DETECTORS AS REQUIRED

WILLIAM MORRIS ASSOCIATES
 114 EAST 5TH
 ALBUQUERQUE, NM 87102
 5-22-24
 REVISED 6-14-24











EL DORADO

K A N S A S

PLANNING COMMISSION MINUTES

June 25, 2026

5:30 p.m.

1. CALL TO ORDER & ROLL CALL

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

Members Present

James Barnaby
Steve Fellers
Debbra LaForge
Scott Leason
Austin Letts
Norm Wilks

Staff Present

Scott Rickard

Others Present

Jeremy Wedel
Travis Walker
Nola Holmes

2. APPROVAL OF MINUTES 5/28/26

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 26-03-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW INFILL HOUSING AT 301 S HIGH STREET.

A. Presentation of Request

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.

Jeremy Wedel noted he is proposing to build a 1,200sf house with a 300sf garage.

B. Public Hearing

Commissioner Letts opened the public hearing.

Travis Walker, 307 S High inquired which direction the house will face.

Mr. Wedel noted the front of the house with the garage door will be facing toward High Street.

Mr. Rickard commented that there is a home with similar construction one block away and there is a church across the street.

C. Discussion by Planning Commission

Commissioner Leason stated he doesn't believe the proposed home would be a problem. Commissioner Fellers feels it fits into the neighborhood.

Commissioner Letts noted the similar house one block away improves the area.

Mr. Rickard stated if the structure was 50 square feet less, a building permit could have already been issued, and the regulations don't regulate appearance.

Commissioner LaForge commented she has no objection to the request but struggles seeing barn looking structures being built inside the city limits. Commissioner LaForge also noted that the housing needs to be affordable, two-income minimum wage families cannot afford more than \$800/month and affordable housing isn't being met.

Commissioner Baranby remarked that there are four similar looking houses located down 6th Avenue.

Mr. Rickard commented that it is private property and a few years ago subsidy housing was provided, but all income range housing is needed.

Commissioner Letts noted that 50square feet won't change the price either way and inquired on the color of the home.

Mr. Wedel confirmed the home will have white metal siding.

Commissioner Fellers noted he will support the Special Use Permit.

D. Motion

Commissioner Leason moved to approve 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, seconded by Commissioner Wilks.

ROLL CALL VOTE

Commissioner Barnaby	Y
Commissioner Fellers	Y
Commissioner LaForge	Y
Commissioner Leason	Y
Commissioner Letts	Y
Commissioner Wilks	Y

Motion passed 6-0

4. **OLD BUSINESS**

5. **STAFF ITEMS**

Next Meeting - 7/23/26-

SUP-Cell Tower 1590 SW Boyer Rd
Rezone & SUP-Transitional Housing 229 N Washington

Mr. Rickard informed the commissioners that the City Commission overruled their 4-3 recommendation on the accessory structure at 720 Oak St. Commissioner Leason commented that he feels it is a slap in the face after they had spent three months revising the regulations and the applicant didn't follow the guidelines. Mr. Rickard informed the City Commission that no new info was provided on the second special use permit. The City Commission discussed possible changes to the regulations to review the appearance and size of the accessory structures. The City Commission also noted that the work the Planning Commission provides is appreciated.

Commissioner Letts commented that the vote was the same two years in a row by the Planning Commission and there were different City Commissioners. Commissioner Letts also stated that the City Commission doesn't overturn their votes often.

Mr. Rickard noted that the City has received a petition to ban data centers and battery storage systems and it is currently being reviewed by legal counsel.

6. **ADJOURNMENT**

The meeting was adjourned at 5:47pm.

RESOLUTION NO. _____

A RESOLUTION APPROVING CASE NO. 26-03-SUP, A SPECIAL USE PERMIT FOR A 1,500-SQUARE-FOOT SINGLE-FAMILY DWELLING AT 301 S. HIGH STREET

WHEREAS K.S.A. 12-755 and the El Dorado Zoning Regulations authorize the issuance of special use permits; and

WHEREAS, Article 6, Section 23 of the El Dorado Zoning Regulations provides that residential infill that does not meet either administrative approval pathway may be considered through the Special Use Permit process established by Article 10; and

WHEREAS, Jeremy Wedel, on behalf of Wedel Property & Management LLC, requested approval to construct a 1,500-square-foot single-family barndominium-style dwelling at 301 S. High Street, which is zoned R-1 Residential Low Density; and

WHEREAS, after due notice and a public hearing on June 25, 2026, the Planning Commission voted 6-0 to recommend approval of Case No. 26-03-SUP; and

WHEREAS, the Governing Body has reviewed the application, staff report, public hearing record, and Planning Commission recommendation and finds the request appropriate subject to the conditions stated below.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EL DORADO, KANSAS:

Section 1. Approval. Case No. 26-03-SUP is approved pursuant to Article 6, Section 23 and Article 10 of the El Dorado Zoning Regulations, and a Special Use Permit is granted to Jeremy Wedel and Wedel Property & Management LLC to construct and use a single-family dwelling with a total gross floor area not exceeding 1,500 square feet at 301 S. High Street. The project was represented as approximately 1,200 square feet of living area and a 300-square-foot attached garage. The property shall remain zoned R-1 Residential Low Density.

Section 2. Conditions. The project shall be constructed in substantial compliance with the application, site plan, and representations made at the June 25, 2026, public hearing. Except for the residential infill approval expressly granted by this Resolution, the project shall comply with all applicable zoning, building, and other City requirements.

Section 3. Administration and Severability. The Zoning Administrator shall maintain and administer this Special Use Permit with the official zoning records. If any portion of this Resolution is held invalid, the remaining portions shall remain in effect.

Section 4. Effective Date. This Resolution shall take effect and be in full force on the date of its publication once in the official city newspaper, as provided by law.

PASSED AND APPROVED by the Governing Body of the City of El Dorado, Kansas, this 20th day of July 2026.

Bill Young, Mayor

ATTEST:

Emerald Veatch, City Clerk