

REGULAR MEETING NOTICE ROSE HILL CITY PLANNING COMMISSION AGENDA

Eric Bollig—Chairperson, Presiding
– Vice Chairperson
Mike Sullivan — Member
James Keller — Member
Marion Futhey -- Member

TIME: 6:00 P.M.

DATE: TUESDAY, April 14, 2026

PLACE: CITY HALL COUNCIL CHAMBERS
125 W. Rosewood

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes — December 9, 2025 Minutes
4. Committee and Staff Reports – none
5. Communications — none
6. Other Business.

7. Public Hearing for Case No. Z-2026-01, Proposed Official Zoning Map update

8. Consider Case No. Z-2026-01, Recommendation to City Council to update the Official Zoning Map of the City of Rose Hill to incorporate changes in Zoning since the last Official Zoning Map was adopted by Ordinance No. 697 by the Rose Hill City Council on April 22, 2026.

- 9.. Adjournment.

Next Meeting: Tuesday, May 12, 2026 Conditional Use Permit Hearing and Consideration

**MINUTES OF
THE REGULAR MEETING OF THE ROSE HILL PLANNING
COMMISSION
TUESDAY, DECEMBER 9, 2025**

Call To Order

The Regular Meeting of the Rose Hill Planning Commission was called to order at 6:00 p.m. by Chair Eric Bollig and held in City Hall Council Chambers. Members present Mike Sullivan, Marion Futhey and James Keller. Staff present: Warren Porter-City Administrator/Planning Commission Secretary.

Approval of Agenda

With copies of December, 9, 2025, agenda previously distributed and before each member.

Motion by Commission Member Sullivan to approve the agenda. Second by Commission Member Futhey with motion passing 4-0.

Approval of Minutes

With copies of November 11, 2025, Regular Planning Commission meeting minutes previously distributed and before each member.

Motion by Commission Member Keller to approve copies of the November 11, 2025, Regular Planning Commission minutes. Second by Commission Member Sullivan with motion passing 4-0.

Open a Public Hearing on Case No. Z-2025-03, Proposed Change in zoning district classification from the R-1 Single-Family Residential District to the R-2 Single Family/Zero Lot Line Residential District, A lot in the Poston Tracts (Plat of Survey), S06, T29, R03E,PT SE4, NE4 Beg 2155 SE/C Intersection of Thomas Street and Morris Street, then E 140 S 150W 140 N 150 to Point of Beginning, Rose Hill, Kansas. Commonly known as 310 S. Morris Street, Rose Hill, KS 67133.

Chair Bollig opened the public hearing for Case No. Z-2025-03 at 6:01 p.m. Administrator Porter reviewed the application and the intended use of building a duplex on the property. The Golden Rules report enclosed in the packet was reviewed.

Steve Dockers, representing the owners, was present and reviewed the requested change in zoning.

No one from the public appeared to speak.

Chair Bollig closed the public hearing at 6:05 p.m.

Consider Case No. Z-2025-03, Proposed Change in zoning district classification from the R-1 Single-Family Residential District to the R-2 Single Family/Zero Lot Line Residential District, A lot in the Poston Tracts (Plat of Survey), S06, T29, R03E,PT SE4, NE4 Beg 2155 SE/C Intersection of Thomas Street and Morris Street, then E 140 S 150W 140 N 150 to Point of Beginning, Rose Hill, Kansas. Commonly known as 310 S. Morris Street, Rose Hill, KS 67133.

The Planning Commission members reviewed the application and the Administrator's report along with the testimony of the applicant's representative. No new utilities or street will be required. After

questions from the Planning Commission members requirements. After discussion and questions from members of the Planning Commission, discussion was closed.

A motion from Member Keller was made to approve the request. Seconded by Commission Member Sullivan with motion passing 4-0.

Adjournment

Member Keller made a motion to adjourn at 6:07 p.m. Second by Commission Member Sullivan, with motion passing 4-0.

Respectfully submitted,

Warren Porter, Planning Commission Secretary

To: Rose Hill Planning Commission

From: Warren Porter, Planning Commission Secretary

Subject: Staff Report
Zoning Case # 2026-01
Zoning Map Update

Date: April 14, 2026

Case #: Z-2026-01

Applicant/Agent: City of Rose Hill

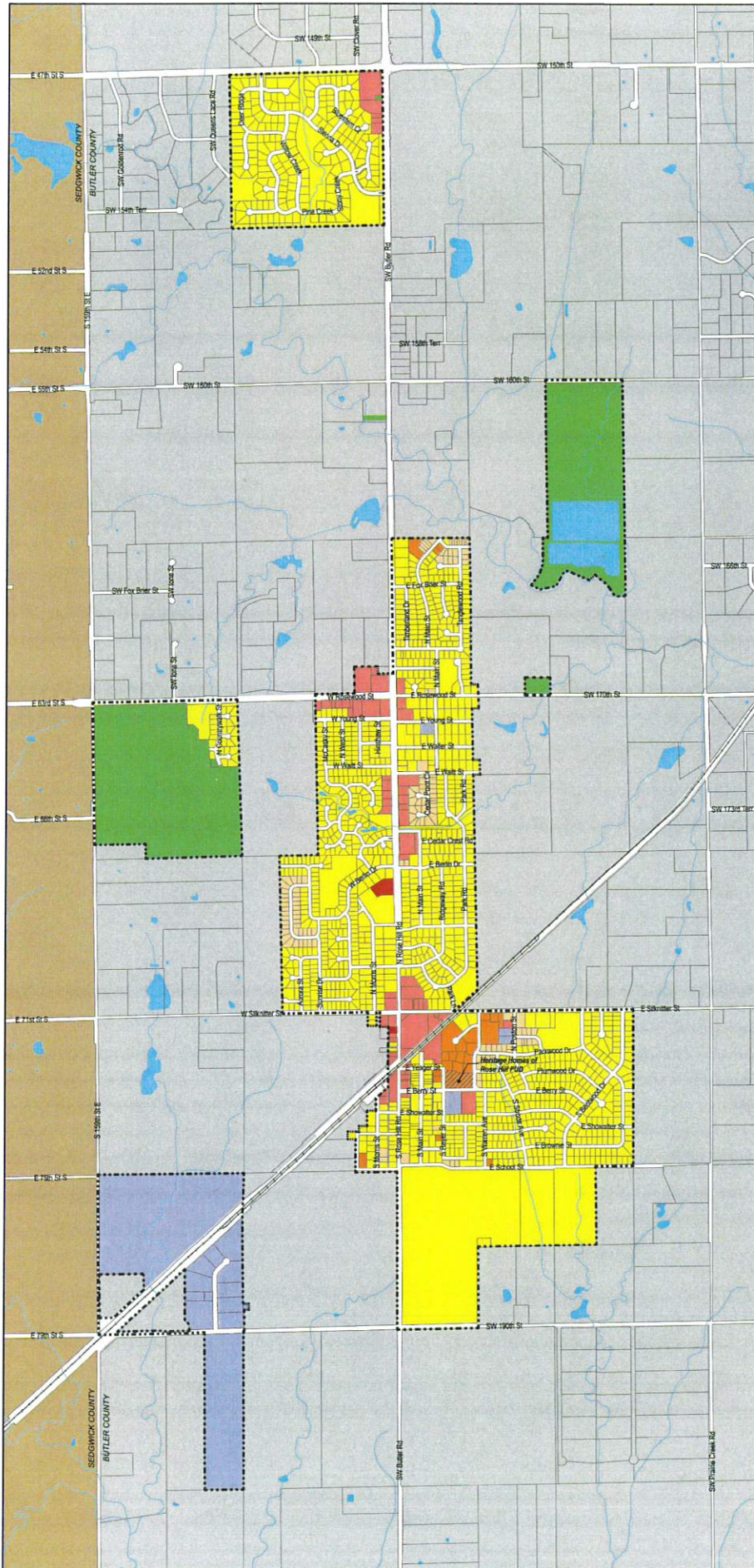
Request: Updating of Zoning Map
Ordinance #703 – September 6, 2022
Ordinance #710 – July 3, 2023
Ordinance #715 – September 5, 2023
Ordinance #716 – September 5, 2023
Ordinance #721 – April 15, 2024
Ordinance #729 – October 7, 2024
Ordinance #742 – January 5, 2026

Location: 1. #703 – Vacant lots north of Berry east of unopened N. Reyer (Kerr) – R-3
2. #710 – 210 N. Main area – B-1
3. #715 – 321 N. Rose Hill Road, C-1
4. #716 – 1721-1729 N. Main – R-2
5. #721 - Sunrise Addition Lots 22-43 in Block A and Lots 1-24 in Block C – R-2
6. #729 – north of 120 W. Showalter – B-1
7. #742 – 310 S. Morris – R-2

Background: A public hearing is required to consider a map update of the Official Zoning Map. We need to include 7 properties that were rezoned during the 3 ½ years. The Planning Commission recommended approval of all those properties and the ordinances approving these changes are included.

This is an administrative function that still requires a public hearing. We need to update the map as there will be soon a new Planning Secretary. I remember all of these locations and didn't need to update the map but the new person will need an updated map.

The Chairperson will need to open and close a public hearing on the case and consider it under New Business.



Butler County, Kansas

OFFICIAL ZONING MAP

Official copy of zoning district map incorporated into zoning regulations by adoption of an ordinance by the Governing Body of the City on the 4th day of May, 2026.

City of Rose Hill, Kansas
 Ordinance Number
 Adopted: May 4, 2025
 Effective: May 14, 2026
 Signed: Jeanine Schantz, Mayor
 Attest: Kelly Mendoza, City Clerk

Map Legend

Zoning Districts

- A-1 Agricultural District
- R-1 Single-Family Residential District
- R-2 Single-Family/Zero Lot Line Residential District
- R-3 Multi-Family Residential District
- B-1 Local Business District
- C-1 General Commercial District
- I-1 Industrial District
- PUD or PDO Planned Development Overlay District

Base Map

- Rose Hill City Limit Boundaries
- Unincorporated Butler County
- Unincorporated Sedgewick County
- Right-of-Way Boundary Lines
- BNSF Railway Railroad Tracks
- Pond or Storm Drainage Retention
- Stream or Storm Drainage Channel/Ditch



800 400 0 400 800 1,600
 Feet
 Plotted Scale: 1" = 800'

Map Data Sources

Parcel Lines - Butler County GIS (02/14/2025)
 City Limits - Butler County GIS (02/14/2025)
 Sedgewick County Geographic Information Services
 Kansas GIS Data Access & Support Center

Map Coordinate System

State Plane - Kansas South - FIPS 1502
 NAD 1983 (2011)

Zoning Information

Professional Engineering Consultants, P.A.

Map Revision Dates

Revision 1: 05/04/2020
 Revision 2: 05/18/2020
 Revision 3: 03/08/2022 (Ordinance Nos. 592, 687, and 689)
 Revision 4: 02/09/2025 (Ordinance Nos. 703, 710, 715, 716, 721, 729, and 742)
 Revision 5:

