



# City of Arkansas City

## PLANNING COMMISSION MEETING

### MINUTES

Tuesday, November 09, 2021 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

#### Call to Order

#### Roll Call

PRESENT: Mary Benton, Charles Jennings, Paisley Howerton, Ian Kuhn, Lloyd Colston, Cody Richardson

ABSENT: Andy Paton, Karla Gallegos, Joni Spicer

Staff present at roll call was Principal Planner Josh White and Public Information Officer Andrew Lawson. Also present at roll call was applicant Sarah Jellings, SCK Health CEO Jeff Bowman and Citizen Harrison Taylor. Citizen Doug Allison joined the meeting after roll call via GoToMeeting.

#### Declaration

There were no declarations of ex parte or outside communication from Planning Commissioners.

#### Public Comments

No comments from the public were received for items not on the agenda. White clarified that Bowman would speak during the Comprehensive Plan discussion.

#### Consent Agenda

1. Meeting Minutes, **October 12, 2021 meeting.**  
Motion made by Richardson, Seconded by Benton to approve the minutes as written  
Voting Yea: Benton, Jennings, Howerton, Kuhn, Colston, Richardson

#### Board of Zoning Appeals

2. **Recess the Planning Commission and convene the Board of Zoning Appeals**

Motion made by Richardson, Seconded by Colston

Voting Yea: Benton, Jennings, Howerton, Kuhn, Colston, Richardson

3. **Hold a public hearing to consider the advisability of granting a variance to the minimum lot size and required side yard setback for a proposed lot split at 308 S 2<sup>nd</sup> Street.**

Motion made by Richardson, Seconded by Benton to open the public hearing.

Voting Yea: Benton, Jennings, Howerton, Kuhn, Colston, Richardson

Jennings declared the public hearing open. White presented the staff report. The proposal was for a lot split that would result in a lot that is too small for the zoning regulations and would create a insufficient side yard. He noted that the structures were all built prior to the zoning regulations. The neighborhood already has some smaller lots of similar sizes. Staff believes a hardship exists because there is no way to split the homes apart. The proposal is to sell the second house separately from the larger house. Staff recommends approval of the variances. Harrison Taylor, 525 N 4th Street asked about the condition of the house. Sarah Jellings, applicant noted that it had undergone a recent total

renovation. Colston was concerned about the location of the garage to the house, being to close. Colston made a motion to approve a variance for a lot split that would result in a lot size of 4,712 square feet and a side yard of 4.3 feet at 308 S 2nd Street. Richardson seconded the motion. Kuhn felt more discussion was needed and that this should be tabled until the next meeting. Colston retracted his motion. Consideration of a motion to table was then discussed after being seconded by Colston. Kuhn felt that granting a variance should have more discussion or be resolved with zoning amendments. Jennings argued that this is a pre-existing condition not created by the current property owner and that it was common to have older properties not fully meeting the current regulations. Colston asked when the structures were built and White replied 1920. Kuhn retracted his motion to table. Colston made a motion to approve a variance for a lot split that would result in a lot size of 4,712 square feet and a side yard of 4.3 feet at 308 S 2nd Street. The motion was seconded by Benton. Jennings wanted to add that he understood the concerns and thought we could look into amending the zoning regulations. White noted that an overlay district could be looked into. White called the roll. Voting Yea: Benton, Jennings, Kuhn, Colston, Richardson. Jennings declared the motion passed.

#### **4. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission**

Motion made by Benton, Seconded by Richardson.

Voting Yea: Benton, Jennings, Howerton, Kuhn, Colston, Richardson

Jennings declared the Board of Zoning Appeals adjourned and the Planning Commission reconvened.

### **Comprehensive Plan**

#### **5. Comprehensive Plan discussion on Land Use**

White introduced Jeff Bowman from SCK Health. Bowman discussed the challenges and goals for SCK Health. He talked of recent challenges related to the pandemic. He discussed expansion plans to be funded by the newly created SCK Health Foundation. Winfield Medical Arts may not be able to continue to moving the facilities to the hospital site may be a better option. They also plan to expand the Behavioral Health Unit as well as building a daycare facility. The organization is now profitable. He said they plan to continue to collaborate with William Newton Hospital as the opportunity arises. The available land is proving to be a big benefit for the organization. Lawson then gave an update on Parks, Trails and Transportation. He also reviewed Winfield's recently completed Master Plan for Parks, Trails and Recreation. he would like to mimic their plan. He spoke of interest from ACHS FFA in raising funds for a sidewalk project at the high school. Kuhn left the meeting at 6:23 p.m. Lawson noted that Winfield has in their plan, short term, mid term and long term goals. Planning Commissioners liked the format. Taylor commented that we need to be sure that the people making promises understand the costs. Lawson noted that staff is working on an at a glance budget. Lawson and Jennings reminded everyone that these are goals not promises but acknowledged Taylor's concerns. The firm the City hired to do the transportation plan is behind schedule but we will get that process completed soon. White then discussed land use. He noted that all of the previously discussed topics are used to help formulate this topic. This chapter is used to guide the writing and amending of zoning and subdivision regulations. More detail will be discussed at the next meeting.

### **Adjournment**

Motion made by Benton, Seconded by Richardson.

Voting Yea: Benton, Jennings, Howerton, Colston, Richardson

Jennings declared the meeting adjourned at 7:13 p.m.