



# City of Arkansas City

## PLANNING COMMISSION MEETING

### AGENDA

Tuesday, January 10, 2023 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Chair Ian Kuhn called the meeting to order at 5:30 PM.

#### Roll Call:

- Mary Benton       Lloyd Colston     Brandon Jellings     Ian Kuhn     Kyle Lewis  
 Cody Richardson     Tom Wheatley

Staff present at roll call: Principal Planner Josh White, Administrative Assistant Terice Watts, Communications Director Shana Adkisson.

#### Consent Agenda:

1. Meeting Minutes, **December 13, 2022** meeting.
  - a. Tom Wheatley made the motion to accept the meeting minutes as written and Lloyd Colston made the second motion. Motion carried.

#### Public Hearings:

2. Hold a public hearing on the proposed 2022 Comprehensive Plan updates:
  - a. Chair Ian Kuhn explained what the public hearing was about and that anyone that would like to speak to the Planning Commission, would get three minutes to do so. Before Ian opened the public hearing, Josh White summarized the thoughts and ideas that went into updating the existing Comprehensive Plan.
    - i. Josh went on to explain the plan and the purposes of the plan in order for growth in Arkansas City. The goals of the plan are to help economic growth that is inside of the city limits as well as a growth area outside of the city limits. Josh went on to give a small explanation to the chapters of the Comprehensive Plan. Josh explained that after the Comprehensive Plan was re-done in 2013, the zoning regulations were completely re-written which had not been done since the 1960's; because there was such a long period of time; things were missed in the zoning regulations.
    - ii. Ian explained to the members of the public that this was
  - b. Citizens present were:
    - i. Jim Sybrant 1816 E Chestnut Ave:
      1. Feels like notification did not have enough time. Suggested a newsletter.
        - a. Lloyd Colston addresses where the public notices were published and encouraged to use the city website. States Shana, Communications Director is done a great job in getting the information out there.

- b. Shana noted that the newsletter is being placed on the water bills that includes meeting information. This meeting was also publicized to the Wichita media.
  - c. In response to a comment regarding why a small group of citizens was present, Ian stated that the citizens were informed and have a responsibility to keep up with the meetings through the different avenues they are made available.
2. Planning Commission never been used properly in AC.
- a. Sleeth Ball field – should be recommended as a mobile home park.
    - i. RV Parks – need to be available for temporary workers. Ian noted he himself has some interest in developing an RV Park and the City gave him initial support.
    - ii. Mobile Home = Low Income Housing
  - b. Ian explains housing was discussed extensively; the plan is fluid. He also stated that the Plan was more general, but comments would be noted.
  - c. Mr. Sybrant felt that some more specific housing plans should also be created.
- ii. Ken Harader 1313 N 1<sup>st</sup> St:
- 1. Thought that this meeting was about the 101 acres; wants to know who brought it up to the commission to try to get it passed through so quickly. Josh encouraged him to speak with the City Manager as he didn't have any specific information about it.
  - 2. Ian told him that this commission would bring this concern up to the commission.
  - 3. He also commented that he wished the City Manager attended these meetings.
- iii. Evelyn Shoup 1126 N 14<sup>th</sup> St:
- 1. Lincoln School-inquired about zoning. Ian and Josh explained that was rezoned.
  - 2. Old Hospital zoned? -inquired about zoning. Josh explained it was zoned residential in 2014. This preceded the Wilson Park Master Plan. She felt this would be a good place for a replacement library. She presented examples from surrounding towns. She also argues that we need the library to make digital resources more accessible.
  - 3. Noted that her streets in her neighborhood needs improvements. They are too narrow in places.

4. Noted that there are programs available for housing and lots of building going on.. Felt the city was moving in a positive direction as a whole.
5. Asked if the Planning Commission met with the City Commission. Ian noted that perhaps a representative would go before them.

iv. Bob Mathews 900 N D St:

1. Agrees that there wasn't enough public notice. Not everyone has internet access. Josh noted that any publications were available in his office for viewing at anytime during the regular business hours. Lloyd also noted that the library could be used for internet access.
2. Rentals: Several are empty, underutilized
3. City tearing down housing-go to the college and utilize the carpentry classes to get new houses built or fixed up.

v. Mr. & Mrs. Nuss

1. Asked about the 101 Acres that was discussed at the city commission meeting. Josh noted it was designated as residential on the future land use map but was not within the city and not zoned. Jim Sybrant also offered some additional information on that property.
2. Asked if the Plan would be acted upon. Ian said the idea was to set goals and timelines. Unfortunately, plans don't always go as planned. Some things get done, some don't and the next plan looks at the accomplishments since the last plan. He also noted that the City Commission implements the plan.

- vi. Brandon noted that it was important to ensure that the goals were attainable in the time set. Ian recommended this public hearing be continued to the next meeting.

## **Adjournment**

Lloyd made the motion to adjourn the meeting at 6:53 PM and Brandon Jellings made the second. Voice vote carried the motion.