



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

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

Meeting called to order at 5:31 PM

Roll Call

Dr. Tyson Blatchford
 Kyle Lewis

Lloyd Colston
 Cody Richardson

Brandon Jellings
 Dotty Smith

Ian Kuhn
 Tom Wheatley

Declaration

At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision. None were discussed

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken. No comments were made.

Consent Agenda

1. Lloyd Colston made the motion to approve the meeting minutes from the September 12, 2023 meeting and Tom Wheatley made the second. Voice vote carried the motion.

Public Hearings

2. Hold a public hearing to consider the advisability of rezoning Blocks 19, 20 & 21 of Sleeth Addition from a P (Public Use District) to an R-3 (High Density Residential District).

A motion was carried to hold a public hearing. Josh White explained to the Planning Commission about the rezone request. The city did enter a memorandum of understanding with the applicant in May. Josh explained the history of the property and went on to explain the future land use of the location. Josh stated that the rezone does go along with some of the goals of the Comprehensive Plan. Josh also included a draft site plan that would include approximately 50 residential dwellings. Ian Kuhn opened the meeting to public comments at 5:41 PM. Dotty asked about sidewalks, Josh stated there would more than likely. Josh also stated that the homes would be manufactured by Skyline with permanent foundations. The applicant was present and explained further the plan should the rezone pass. He explained that he would like to add a gathering area that included a splash pad, doggie park, etc. Brandon Jellings asked what the price point would be, the applicant stated \$130,000. Dotty asked about a shelter; Lloyd told him to contact the Kansas Emergency Management and what the size of the home; it would be a double wide, 3 bed 2 bath. It is the goal to have a few homes set by spring/summer 2024. Cody asked about the property taxes, Josh explained the RHID. Lloyd made the motion to close the public hearing at 6:07 PM and Dotty Smith made the second. Voice vote carried the motion. Lloyd Colston made the motion to rezone the area to R-3 and Brandon Jellings made the second. Roll Call vote carried the motion. Ian explained to the public that the Planning Commission is an advisory board only,

and the final decision will be made with the City Commission.

3. Hold a public hearing to consider the advisability of amendments to the Subdivision and Zoning Regulations

Dotty made the motion to open the public hearing at 6:11 PM and Lloyd Colston made second. Voice vote carried the motion. Josh went on to give a summary of the changes of the regulations. Lloyd Colston made the motion to close the public hearing at 6:29 PM and Dotty Smith made the second. Voice vote carried the motion. Lloyd Colston made the motion to approve and Dotty Smith made the second. Roll call vote carried the motion. Josh stated that he wanted to give the city commission time to go over the document, he would notify the planning commission when that would be scheduled.

Other Items

None.

Adjournment

Dotty Smith made the motion to adjourn the meeting at 6:32 PM and Lloyd Colston made the second. Voice vote carried the motion.

DRAFT