



# City of Arkansas City

## PLANNING COMMISSION MEETING

### MINUTES

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Tuesday, April 12, 2022 at 5:30 PM — 400 W Madison Ave, Arkansas City, KS

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#### Call to Order

#### Roll Call

PRESENT: Mary Benton, Lloyd Colston, Brandon Jellings, Ian Kuhn, Kyle Lewis, Cody Richardson, Joni Spicer, Tom Wheatley

ABSENT: Paisley Howerton

#### 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.*

No such declarations were made.

#### 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 such comments were made by the public.

#### Consent Agenda

1. Meeting Minutes, **March 8, 2022 meeting.**  
Motion made by Colston, Seconded by Richardson to approve the minutes as written.  
Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

#### Public Hearings

2. **Hold a public hearing to consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).**  
Motion made by Colston, Seconded by Wheatley to open the public hearing.  
Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley  
White presented the staff report. The property involves a retail store development that requires commercial zoning. The area is comprised of multiple uses. A sale of the property is contingent upon approval of this request. The proposed use is similar in intensity to the previous use. The proposal appears to meet the objectives of the Comprehensive Plan. Staff recommends approval of the request but also noted that the request may need to be modified and the applicant has requested the item to be tabled. Rickey Johnston and his sister of 626 S 4th Street asked for some clarification of the site layout. White explained the site. They had no objections. Richardson asked if perhaps we should just suggest that we vacate and/or sell all of 3rd Street to the property owner. White said he needed to

check with the City Engineer to see how much space was needed for the hike bike trail. Kuhn asked what the exact development would be and White indicated he was unable to disclose that at this time. Jellings also added that development at this stage can be tricky and sometimes disclosing information too early can jeopardize the development. Kuhn asked if they were asking for any incentives. White stated that they haven't asked for assistance with utilities at this time and would be covering a portion of the drainage canal and putting it is storm sewer pipe.

Motion made by Colston, Seconded by Wheatley to close the public hearing.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Motion made by Colston, Seconded by Kuhn to table the item until the next meeting.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

**3. Hold a public hearing to consider the advisability of vacating a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City.**

Motion made by Colston, Seconded by Richardson to open the public hearing

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

White presented the staff report. The vacation request involves a portion of the alley that is on the property and 35 feet of the former 3rd Street right of way. The proposed owner will control all of the property around the proposed vacation and would retain the entire area. A utility easement should be created over the alley due to the stormwater pipe going through the property. A citizen at 618 S 4th expressed some concern about not being able to access the alley from the north but White assured him that the access to the south would be retained. Staff can work with the developer if access needs to be retained from the north. Kuhn felt the house would be pretty close to the property. White stated a privacy fence would be installed along the south side of the development. Staff recommends approval subject to retaining a utility easement over the alley. Spicer asked why Daisy Mae's wasn't allowed to purchase the property if it was being sold for a dollar. White stated that property was the land bank property that the developer paid market value for that and that contract had been approved last summer.

Motion made by Colston, Seconded by Wheatley to close the public hearing

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Motion made by Colston, Seconded by Richardson to table this item to the next meeting.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

## **Comprehensive Plan**

**4. Comprehensive Plan discussion**

White led the discussion on the Housing goals. Commissioners discussed the final draft of the housing chapter. There was some discussion involving waiving of fees for new housing and demolitions. After discussion on housing, discussion moved on to Economic Development. Wheatley pointed out that Arkansas City was not included in the state tourism magazine and he felt we needed to promote our tourism opportunities. White noted that economic development and housing go hand in hand. Commissioners discussed several goals and actions that they'd like to see included. White will bring back the Chapter next month to finalize the goals and the chapter. White then noted that next month discussion on parks and recreation would come back. He also spoke of the remaining process to finish the Plan and get it adopted hopefully by the end of the year.

## **Adjournment**

Motion made by Wheatley, Seconded by Colston.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Kuhn declared the meeting adjourned at 7:16 p.m.