



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, December 13, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

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

Present was Mary Benton, Lloyd Colston, Ian Kuhn, Kyle Lewis, Cody Richardson, and Tom Wheatley.

Also present was Alex Munoz from Creekstone.

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 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 comments were received.

Consent Agenda

1. Meeting Minutes, **October 11, 2022 meeting.**
 - a. Lloyd Colston made the motion to approve the meeting minutes and Tom Wheatley made the second motion. Voice vote carried the motion.

Consideration

2. Consider a recommendation to the City Commission regarding the annexation of 300 Goff Industrial Park Road and 26865 61st Road.
 - a. Josh explained to the board that this would be a three part thing. Josh went on to explain that he received a petition for annexation of 300 Goff Industrial Park Road. He showed the board the overhead view of the property as well as when property is annexed, it is automatically zoned R-1.
 - b. Cody Richardson made the motion and Tom Wheatley made the second. Voice vote carried the motion.

Public Hearings

3. Hold a public hearing to consider the advisability of rezoning 300 Goff Industrial Park Road from an R-1 (Low Density Residential District) to a C-3 (General Commercial District).
 - a. Ian asked if anyone would like to speak to the board about the property being annexed.
 - b. Randall McMains of 26281 61st Rd doesn't have an issue with the Creekstone but does not want to be annexed. Wants the board to be clear that there are several neighbors that live by Creekstone, but they don't want to be annexed. Peggy Good (26473 61st Rd) is the closest neighbor. She asked about the property zoning, Ian and Mr. McMains were able to clarify the zoning for Mrs. Good. Josh explained to McMains that the current commission is only interested in annexing what Creekstone has asked for, nothing more.

- c. Ian asked for any other comments from the audience. Representative from Creekstone, Alex Munoz explained that Creekstone is very excited about the expansion and hopes to help support the community with childcare.
 - d. Roll Call Vote: Tom Wheatley made the motion to vote on the annexation and Kyle Lewis made the second. Roll Call vote was completed with 6 yes'
4. Hold a public hearing to consider the advisability of rezoning 26865 61st Road from an R-1 (Low Density Residential District) to an I-2 (Heavy Industrial District).
- a. Property is pre-existing. Josh showed the board the pictures and explained the difference between this area and the other. Ian asked if Josh felt that this would be best served with Creekstone, and Josh agreed.
 - b. Ian opened the public hearing/comments and asked if anyone would like to speak. Peggy Good said she spoke with the builder and was pleased that he took the time to listen to her.
 - c. Lloyd Colston made the motion to approve the rezone from an R-1 to an I-2 and Tom Wheatley made the second. Roll Call vote carried the motion with 6 yes'

Comprehensive Plan

5. Comprehensive Plan discussion
- a. Josh asked if there was anything to change for the first 7 chapters. Ian didn't see anything that stood out. Per Ian's notes, water distribution was discussed, priorities were discussed. Josh explained items from 2013 were no longer needed. Tom Wheatley asked if the valve replacement was in the plane, Josh thought it was.
 - b. Josh stated that chapter 8 is a different chapter compared to the rest. This chapter is designed to do is influence the zoning regulations. Josh wanted to hit a few high points of this chapter. Josh showed the current future land use map, showing where zoning should be.
 - c. Ian asked why there would not be any mass re-zonings, Josh explained that there would be, but not like there was in 2014.
 - d. Ian stated that he felt there were a lot of exceptions of zoning granted the past few years and it could look like favoritism.
 - e. Josh mentioned the section of 1st street south of Kansas could have special regulations just for that area. Suggestions, no traffic on 1st street. For example, Family Dollar could have taken out a few more houses instead of an exit off 1st street.
 - f. Historic District, overlay doesn't do anything, just maps it.
 - g. The site plan regulations are currently in the planning regulations, Josh recommended to move it back to the zoning regulations.
 - h. Josh stated the zoning plan and future land use wouldn't be exact. Josh showed the current zoning maps and the future land use map kind of follows the zoning map. Josh clarified future land use areas of the town.
 - i. Ian asked what Josh's timeline would be for the document. After Josh explained, Ian stated that he would like to see a public hearing for the comp plan in January. Ian asked if anyone else had any discussions on the idea of having a public hearing in January. Josh explained to the board what the process would be for that.
 - j. Josh stated that there are no regulations about tiny homes. Discussions included that the homes were stick built homes on a trailer at times and placed on a permanent foundation. Airbnb are also not discussed.
 - k. Ian proposed that the comp plan be submitted for a public hearing. Lloyd moved that the plan be submitted for public hearing in January and Tom Wheatley made the second. Voice vote carried the motion.

Adjournment

Ian made the motion to adjourn the meeting at 7:15 PM and Lloyd made the second. Voice vote carried the motion.

DRAFT