



City of Arkansas City

PLANNING COMMISSION MEETING

Minutes

Tuesday, March 12, 2024 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

The meeting was called to order at 5:30 PM.

Lloyd Colston Brandon Jellings Chris Johnson Duane Oestman
 Cody Richardson Dotty Smith 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.

Consent Agenda

1. Meeting Minutes, January 9, 2024 meeting.
 - Lloyd Colston made the motion to approve the minutes with the revision, adding that Etzanoa would fund the city utilities being extended to their property and Tom Wheatley made the second motion with the revision added, voice vote carried the motion.

Public Hearings

2. Consider the advisability of vacating Ash Avenue between 13th & 14th Streets.
 - Lloyd Colston made the motion to open the public hearing and Tom Wheatley made the second. Voice vote carried the motion. Josh explained to the board about the vacation.
 - Neal Morrison and his fiancé were present and explained their concerns.
 - Mike Woods at 1645 N 13th
 - Lloyd made the motion to close the public hearing, Tom Wheatley made the second. Cody Richardson asked for clarification, after discussion voice vote carried the motion.
 - Lloyd made the motion to approve the vacation and Tom Wheatley made the second. Roll Call vote carried the motion.

Consideration

3. Comprehensive Plan Annual Review:
 - Josh isn't proposing any amendments, but would like to address a few areas.
 - Economic Development
 - Scooters
 - Starbucks
 - Truck Stop @ Round About
 - Country Mart/Car Wash
 - Josh stated that was still in the works.
 - Community Health Center @ Cowley County
 - Parks & Rec
 - Developing Paris Park Area – Rec-Plex
 - New School Board stopped progress
 - Along with the 101 acres master plan, Parks and Rec will be looked at
 - Grant awarded to city for Lovie Watson Park
 - Public Health Grant
 - Tobacco Free – This park only

- Storm Water
 - Re-evaluate fees
 - Modify levees
 - Gain a staff member for storm water management/construction sites with erosion control
 - Water/Sewer ongoing study/plans in works.
 - Downtown sewer line replaced in the 200-300 block
 - Brad Meek water Line
 - Water Rate study ongoing
- Streets
 - Sales tax initiative
 - Street and sidewalk repairs
 - More equipment
- Community Health
 - Lovie Watson Grant
 - Tobacco Free push
 - Health Center
 - Public Transportation
- Land Use
 - Met what was asked in the comp plan
 - Changes have been good so far
 - Dotty Asked about the floodplain
 - Josh filed affidavit on the property, will be on their deed, may not be able to be sold because that is on the deed. That process satisfied the state. While it is still below where it is supposed to be, it is resolved. Looking at re-mapping the area with flooding.

Other Items: Dotty asked about meetings in April or May? Josh didn't foresee anything currently.

- 1. Health: seeing a rise in Children and lead together, lead testing at the health department at no cost.**
- 2. Levee: critical infrastructure in City and County, Homeland Security stressed to the max with people that want to do bad with us.**

Adjournment: Lloyd Colston made the motion to adjourn at 6:16 PM and Tom Wheatley made the second. Voice vote carried the motion