



# City of Arkansas City

## PLANNING COMMISSION MEETING

### MINUTES

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Tuesday, December 14, 2021 at 5:30 PM – 400 W. Madison Ave., Arkansas City, KS

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#### Call to Order

#### Roll Call

The meeting was called to order at 5:33 p.m.

PRESENT: Mary Benton, Charles Jennings, Ian Kuhn, Lloyd Colston, Cody Richardson

ABSENT: Chair Andy Paton, Paisley Howerton, Karla Gallegos, Joni Spicer

Staff present at roll call was Principal Planner Josh White and Public Information Officer Andrew Lawson

#### Public Comments

No comments from the public were received for items not on the agenda.

#### Consent Agenda

1. Meeting Minutes, **November 9, 2021 meeting.**  
Motion made by Colston, Seconded by Kuhn to approve the minutes as written.  
Voting Yea: Benton, Jennings, Kuhn, Colston, Richardson

#### Comprehensive Plan

2. **Comprehensive Plan discussion**

Jennings turned the meeting over to White to discuss the Comprehensive Plan. White asked Lawson for any updates on the transportation plan. Lawson said there was nothing to report but it is still being worked on. The Traffic Safety Committee will meet on December 17 to discuss this. He also noted that he presented a plan to the Beautification Advisory Board to schedule park improvements but it was still in draft form. White then opened discussion on Land Use and Growth Management by going over Chapter 8 from the 2013 plan. Planning Commissioners agreed to remove most recommendations from past plans but would summarize past work still. White went over the recommendations from the 2013 plan for the zoning regulations and noted how these sections would be modified. Colston noted that he'd like to see a provision to require storm shelters or safe rooms in new construction or perhaps neighborhood shelters could be introduced on vacant lots that are otherwise unbuildable. Kuhn noted that mixing multifamily with single family could cause reduction in property values for the single family properties and we should be aware of that. It was also discussed that separation should be maintained between industrial and single family properties. It was noted that some multifamily should be closer because workers like the ability to walk to Creekstone. White talked about the possibility of integrating some relaxed standards for some low end industrial uses into commercial areas due to the nationwide shift from traditional retail to online retail and use some vacant store fronts. It was discussed that a business incubator could also be useful. White discussed the upcoming plans to establish a Rural Housing Incentive District in downtown for upper story housing and joining the Main Street Association. Some discussion on modifications to the mixed use district were also discussed especially in the Summit Street corridor between Pine Avenue and Kansas

Avenue. Finally, there was some discussion on growth management and annexation. Planning Commissioners wanted to build better relations with Parkerfield so we can plan each cities growth together. Since much of the city's growth may be to the north, relations with Winfield were also discussed as we get closer to Strother Field. In the interest of time, it was determined that discussion of the future land use map should continue in January. White and Lawson noted that after all discussion is finished, staff will bring draft copies of Chapters for approval. Adoption of this plan likely will move into the summer of 2022.

### **Other Items**

White said that due to the resignation of Jennings to join the City Commission in January, a vice-chair needs to be appointed to take his place in January. He asked if anyone was interested. Kuhn volunteered.

Motion made by Colston, Seconded by Richardson to appoint Kuhn as vice-chair.

Voting Yea: Benton, Jennings, Kuhn, Colston, Richardson

White noted that we also have two other vacancies effective in January with Paton and Gallegos resigning. The City Commission will likely take action at their January 10 meeting to appoint some new members. He also said that there will be a public hearing at January's meeting.

### **Adjournment**

Motion made by Colston, Seconded by Kuhn.

Voting Yea: Benton, Jennings, Kuhn, Colston, Richardson

Jennings declared the meeting adjourned at 7:35 p.m.