



City of Arkansas City

PLANNING COMMISSION MEETING

Minutes

Tuesday, January 14, 2025 at 5:30 PM — 400 W Madison Ave, Arkansas City, KS

Chair Dotty Smith called the meeting to order at 5:33PM.

Roll Call

☒ Mike Bergagnini ☒ Lloyd Colston ☒ Brandon Jellings ☒ Chris Johnson
☒ Duane Oestman ☒ Cody Richardson ☒ Dotty Smith

Consent Agenda

1. Meeting Minutes, **December 10, 2024 meeting**
 - Lloyd Colston made the motion to approve the meeting minutes from December 10, 2024 and Mike Bergagnini made the second motion. Voice vote carried the motion. ____

Public Hearings

2. Hold a public hearing to consider the advisability of granting a conditional use permit to allow a short-term rental in an R-2, Medium Density Residential District located at 311 Highland Drive:
 - Mike Bergagnini made the motion to open the Public Hearing at 5:35 PM and Lloyd Colston made the second motion. Voice vote carried the motion. Josh made a presentation and stated what the applicant had written on the application. Josh also stated that the applicant was on the GOTO Meeting. Dotty Smith asked if it was a 2 or 3 bedroom house. It was stated that it was a 3 bedroom. Pam Niskern and Bob Hicks neighbors of the property had some questions. Ron Steiner a sibling of the property owner said he could be a point of contact if there were noise complaints. Lloyd Colston asked if there were other Airbnb properties in Arkansas City, Josh stated that there were, but procedures were not yet in place for Conditional use when those were started. Lloyd Colston asked about a time frame and what would happen if the applicant would violate the conditional use, then what would happen. Josh explained. Cody Richardson asked about the zoning and Josh clarified the zoning. Dotty Smith asked about the Airbnb being limited to this property owner, Josh said it would need to be a part of the motion. Brandon Jellings asked about the property being up to code as far as egress and smoke detectors. Josh said that can be part of the condition. The conditions include a maximum of 5 guests, no parking on the street, no pets, smoke detectors. Lloyd Colston asked Ron Steiner asked his sister would be ok with the conditions and Ron stated that yes she would. Lloyd Colston made the motion to close the Public Hearing at 6:00 PM and Brandon Jellings made the second. Voice vote carried the motion.
 - Brandon Jellings made the motion to approve the conditional Use with the listed conditions and Lloyd Colston made the second. Roll Call vote carried the motion.

Other Items: No meeting in February

Adjournment: Brandon Jellings made the motion to adjourn the meeting at 6:03 PM and the Lloyd Colston made the second. Voice vote carried the motion.