



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, September 13, 2022 at 5:30 PM — 118 W Central Ave, Arkansas City, KS

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

Roll Call

Members of the board present for this meeting included Mary Benton, Lloyd Colston, Brandon Jellings, Ian Kuhn, Kyle Lewis, Cody Richardson and Tom Wheatley. Also present was Mayor Canyon Gingham, Kim Wickham and Jason Brewer.

Declaration

Chair Ian Kuhn asked the that if there were any Planning Commission members 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.**

Consent Agenda

1. Meeting Minutes, **August 9, 2022 meeting.**

Lloyd Colston made the motion to approve the minutes and Tom Wheatley made the second. The motion was carried.

Board of Zoning Appeals

2. **Recess the Planning Commission and convene the Board of Zoning Appeals**

Lloyd Colston made the motion to recess the Planning Commission and convene the Board of Zoning Appeals and Tom Wheatley made the second. The motion was carried.

3. **Elect a chair and vice-chair for 2022**

Josh White explained that the board had not met since there had been changes so a new chair and vice-chair needed to be selected. Mary Benton made the motion for Tom Wheatley to be Chair of the Board of Zoning Appeals and Ian Kuhn the vice-chair and Lloyd Colston made the second. The motion was carried.

4. **Hold a public hearing to consider the advisability of granting a variance for a lot split that would result in lot sizes of only 3,834 and 2,807.6 square feet at 211 & 217 W Jefferson Avenue.**

Lloyd Colston made the motion to open the public hearing. Tom Wheatley seconded the motion. Motion carried. Josh White explained to the board that Kim Wickham requested the variance, she was present. Josh explained to the board what the minimum lot size is and that he did have some concerns; however, there are several areas nearby that are the same way as the variance. The county states the properties were built in 1910 and were remodeled in 2018 when purchased by the Delbert Morgan Estate. Kuhn asked what the current lot size is, White answered it was 5600 square ft. After White explained the criteria, he said he didn't feel that it would be a negative impact on the neighborhood. If there were to be a disaster, they may not be able to rebuild. There is a hardship, as the problem was not created by the current property owner. White went through the presentation slides with pictures of the properties. Staff felt that this should be supported. Lloyd Colston asked about the life safety issue, houses were to close in the first place, and what staff thinking about this. White explained that we were not creating the problem, but trying to fix an existing problem. Jason

Brewer approached the board and explained who Delbert Morgan was and who Kim Wickham was. Brewer explained that he was the families' estate attorney. Kuhn clarified if the houses were unoccupied, both houses were unoccupied, but would not be able to sell one property because they are on the same lot. Kuhn asked if there were separate utilities, currently yes; however the sewer lines would have to be looked at. Brewer explained that the owners would not change anything, but there are other areas that are non-conforming in that area. Ian Kuhn had an issue making these acceptations, but with this particular situation, he didn't feel it should be an issue. Brandon Jellings likes ideas like this, because it allows two different families to have their own house. Colston mentioned that there is a housing issue in the city, but this would help with that issue. Colston asked Kim Wickham if this didn't pass what the hardship should be. Wickham stated that her dad would purchase bad houses and would fix them up. They need to sell some houses in order to liquidate the estate some more. Richardson asked about the fence between the houses. Wickham stated that they would do their best to make the lots equal. Jellings stated that when a person is trying to make revenue, a person doesn't want to replace things like that. Kuhn asked if there were any requirements the board would want, there was none. Ian Kuhn moved to close the public hearing at 5:55 PM and Lloyd Colston made the second. The motion was carried.

Roll Call: Yes: Benton, Colston, Kuhn, Lewis Richardson Wheatley No: None **Result 7-0.** The motion was declared passed.

5. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Cody made the motion to adjourn the Board of Zoning Appeals meeting at 5:58 PM and Tom Wheatley made the second. The motion was carried.

Comprehensive Plan

6. Comprehensive Plan discussion

White stated that in July the board discussed Parks and Rec. Because it was a long meeting, this discussion was not complete, so that topic needed to be finished this evening. White explained the process for the Comprehensive Plan and that the board try to get it wrapped up, because it has been discussed for 1.5 years. He stated what the future meetings would entail to get the comprehensive plan finished and hold a public hearing in January 2023. He stated that it was difficult to get input from the public. Kuhn asked about the flash vote, White said it wasn't pursued much because of cost. Colston stated that the public likes to complain on Facebook, but not come to the table with ideas to make things better. White told the board that the new PIO will start next month and hopefully can help get the information out for the Comp Plan. Kuhn asked about what the City has for Social Media. White explained that the city has Facebook and has several followers and the public is used to seeing city information. Colston explained that Twitter has taken off with ACPD, ACFD and the Chamber. Kuhn asked White to put something together to present to the board to get the information out as best as possible. Kuhn felt that maybe the PC should bite the bullet and have some longer sessions to get a final comp plan draft. He asked what the consequences of pushing the comp plan out. He asked White to put together some sort of a list/report; pros/cons, etc. and asked if any board members would be opposed to coming in on a weekend to get the comp plan done. One person said it would be difficult for the weekend. Colston said we need to get this right for the legacy of the city. White will make a synopsis and the board will determine what needs to happen at that time to get the comp plan done. There was further discussion on goals and actions.

Adjournment

Lloyd Colston made the motion to adjourn the meeting at 7:07 PM and Tom Wheatley made the second motion. The motion carried.