Arkansas City
KANSAS

PLANNING COMMISSION MEETING MINUTES

Tuesday, May 12, 2026, at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Meeting called to order 5:33 PM

Roll Call

☒ Mike Bergagnini	☒ Lloyd Colston	☐	☒ Chris Johnson
☐ Travis Pearman	☒ Duane Oestman	☒ Cody Richardson	☒ Dotty Smith

Also present was Lance and Lori Rudman, William Figeurora, Glenna Baker, Tonya Baker, Verna Welch, and Randy Frank.

Consent Agenda

1. Meeting Minutes, **April 14, 2026 meeting.**
Duane made the motion to approve the minutes as written and Mike Bergagnini made the second motion. Voice vote carried the motion.

Public Hearings

2. Hold a public hearing to consider the advisability of rezoning 519 W Skyline Rd from an R-1 (Low Density Residential District) to an A (Agricultural District).

Duane Oestman made the motion to open the public hearing at 5:34 PM and Lloyd Colston made the second motion. Voice vote carried the motion. Josh explained to the board the current zoning of the property along with the history of the zoning of the property. Dotty asked Mr. Rudman what his plans were for his property. Mr. Rudman explained to Dotty that they were trying to maintain the lifestyle that they have had for the last twelve years. Mr. Rudman also explained the conflict between himself and the neighbor. Josh explained to the board about the regulations of only having three chickens unless the property is zoned Agricultural. Mr. Rudman would like to be able to help grandchildren with 4H animals. Mr. Figeurora spoke of the conflict with Mr. Rudman and Ms. Figeurora said they don't have a problem with the Rudman's having animals, they just don't want the animals in their yard. Dotty explained to both neighbors that a re-zone will not solve the neighbor conflict. Lloyd asked the Rudmans what they would do if the re-zone didn't pass. Mr. Rudman responded by he would pray; his only hope is to get the re-zone to maintain the lifestyle they have had for the last twelve years. Cody asked if there was a minimum of acreage to re-zone to Agriculture and what rules change as the number of animals if this is re-zoned Agriculture. Lloyd didn't feel that changing the zoning would change their lifestyle. Josh explained how the different zoning affects the Rudman's lifestyle. Lloyd asked them if they kept the chickens in a coop. Mr. Rudman explained the set up for the chicken coop. Lloyd asked what measures they can take to keep the chickens out of their yard. Mr. Rudman said he will get a survey done and see about a fence without compromising the big trees. Mr. Rudman said he would keep the chickens locked up more. Cody asked for clarification for how many animals per ½ acre and asked why it does it have to be completely rezoned for him to have the amount of chickens they have. Josh clarified the regulations. Dotty explained that the purpose of this board was for the rezone and couldn't rule on the neighbor relations.

Duane Oestman made the first motion to close the public hearing at 6:03 PM and Lloyd Colston made the second motion. Voice vote carried the motion.

Lloyd Colston made the motion to not re-zone the property and Mike Bergagnini made the second. Roll Call vote carried the motion 4-2 with Duane Oestman and Dotty Smith voting no.

3. Consider the advisability of vacating a 16-foot alley adjacent to Lots 9-14 & 23-28, Block 12, Gooch's Addition to Arkansas City, Kansas.

Duane made the motion to open the public hearing at 6:11 PM and Lloyd Colston made the second motion. Voice vote carried the motion.

Josh explained to the board about the property in question. Josh noted that the utilities are in the alley, and easements would be protected. Verna Welch and Glenna Baker said the property has not been maintained. Josh stated that the property had been platted back in 1887. Dotty stated that property owners are supposed to maintain the alley; Josh stated that it isn't enforced with farmland. Randy Frank stated that he is trying to purchase the lots to the south of him.

Duane Oestman made the motion to close the public hearing at 6:20 Lloyd Colston made the second. Voice vote carried the motion.

Duane Oestman made the motion to approve to vacate a 16-foot alley adjacent to Lots 9-14 & 23-28, Block 12, Gooch's Addition to Arkansas City, Kansas and Lloyd Colston made the second motion. Roll Call vote carried the motion.

Other Items

4. Discuss Planning Commission/Board of Zoning Appeals bylaws

Dotty has issues with the out-of-town planning commission members having a vote with city business.

After discussion, Josh stated that he will reach out to other municipalities and see how they do their boards.

Lloyd Colston made the motion to adjourn the meeting at 6:40 PM and Duane Oestman made the second motion. Voice vote carried the motion.