

Arkansas City Planning Commission Meeting Minutes June 11, 2024

Water Treatment Facility 400 W Madison

Meeting called to order at 5:40 PM

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

Chris Johnson Made the motion to approve the meeting minutes from May 14, 2024 and Cody Richardson made the second motion. Voice vote carried the motion.

1. Appoint vice-chair for 2024:

Dotty made the motion to nominate Cody Richardson for Vice – Chair and Duane made the second. Voice vote carried the motion.

2. Hold a public hearing to consider the advisability of granting a conditional use permit to allow an off-premises billboard sign in a C-3; General Commercial District located at 2113 N Summit ST.

Duane Oestman made the motion to open the public hearing at 5:43 PM and Cody Richardson made the second. Voice vote carried the motion. Tony, the leasing agent was present for the company. Dotty Smith turned the meeting over to Josh White for explanation. Josh stated that the proposal meets the regulations in the current location. Josh stated that there isn't a protection barrier on the plan sheet, and that would be required if the conditional use permit was approved. Dotty asked about any other billboards within the commercial district. Josh stated there are some, but they are pre-existing. Dotty asked if it would eliminate parking spaces, Josh stated that he wasn't aware of any. *[Note: Josh later stated that it would eliminate a couple spaces, as he misunderstood the original question]* Mike asked if it would affect the visibility of pedestrians or drivers, Josh stated that it would be back far enough. The leasing agent stated that it would eliminate one parking space and it would be for advertising. Dotty asked about the sign by where Orschelns use to be. Josh explained that there was a sign, it was more of a shopping center sign, La Fiesta sign is smaller. Duane asked how far back the La Fiesta sign was. Josh showed where it was and explained that the current sign is small. The leasing agent showed the planning commission a picture of where the placement of the billboard would be. He stated that they did not want to block anyone else's sign, and meeting the height requirements and being that far back it would be seen over the Billy Sims building. Jose Feliciano, property manager of Ark Plaza, LLC; Jose Feliciano stated that the leasing agent did approach Ark Plaza, LLC with the billboard, and it was declined. Jose stated that the size and angle would obstruct other angles of travel. Dr. Brett House, chiropractic office in the plaza, he stated that it may obstruct the visibility of his business and other businesses in the area. Dr. House has been there for over 25 years, he also stated that the other billboard down by Kan-Pak is down by the railroad. Dr. House said this area is one of the main areas of the town's business. Cody Richardson asked about the intent of regulation 27-13; it was written like this so that it would have to go through this type of procedure. Dotty asked the leasing agent if the sign would be lit, the leasing agent said no, it would be a vinyl static sign, no motion. Duane Oestmann asked if there had been any other places discussed such as the vacant corner where Walgreens used to be. The leasing agent stated that a team had been sent in to do research and send letters out to find who would be interested in having the billboard placed on their property. Dr. House asked if it would be local businesses advertising or attorneys out of surrounding areas that may focus on accidents. Duane asked if the billboard would be affordable for the local businesses, the leasing agent stated it would be, but things will make the price vary.

Duane Oestman made the motion to close the public hearing at 6:09 PM and Mike Bergagnini made the second. Voice vote carried the motion.

Duane made the motion to table the conditional use permit for 30 days and Mike Bergagnini made the second motion. Voice vote carried the motion.

Dotty asked that staff attempt to get additional public feedback by posting on Facebook. Josh stated that he sent notification within 200 feet of the location. All businesses in that area received notification of the public hearing. He would work with the Communications Director to get something out to obtain the additional feedback requested.

3. Hold a public hearing to consider the advisability of rezoning 1640 N 15<sup>th</sup> ST from an I-1 (Light Industrial District) to an R-1 (Low Density Residential District).

Duane made the motion to open the public hearing at 6:16 PM and Mike Bergagnini made the second motion. Voice vote carried the motion. Josh stated that he had conversations with a local realtor and is under the impression that the buyer wants to convert into a house and shop. After the presentation, it was Josh's recommendation to approve the rezone. Duane stated that he felt that it would be a good idea to rezone, because no one would know what type of business would go in there. Chris thought the property had been for sale for a while. Duane made the motion to close the public hearing at 6:26 PM and Cody Richardson made the second, voice vote carried the motion. Chris Johnson made the motion to approve the rezone and Duane Oestman made the second, roll call vote carried the motion.

Josh stated that next month is when PEC will be presenting the 101 acre master plan. Once the input of the Planning Commission was been received, a public meeting around the area will be held to get the input of the neighbors. Once all of the input has been received, another presentation will be given to the City Commission.

Cody asked about the housing at Sleeth, the financier passed away, but it is still in the plan to use Skyline Homes.

Dotty asked about the land about Patterson Parkway – Josh isn't aware of anything.

The old hospital lot – the city has put out an RFP to match as closely as possible the Wilson Park master plan.

Josh stated the truck stop is ramping up; an archeologist will be onsite to monitor the site.

Mike Bergagnini asked about the truck traffic if it would be directed to the bypass. Josh clarified where the entrance would be.

Duane asked about the old Country Mart – it For Sale again. Josh explained that they want to put a shopping center on the site and there will still be a car wash and indoor storage.

Mike Bergagnini made the motion to adjourn the meeting at 6:34 PM and Chris Johnson made the second motion. Voice vote carried the motion.