



# City of Arkansas City

## PLANNING COMMISSION MEETING AGENDA

Tuesday, December 12, 2023 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

### Call to Order

#### Roll Call

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Dr. Tyson Blatchford  | <input type="checkbox"/> Lloyd Colston              | <input checked="" type="checkbox"/> Brandon Jellings | <input type="checkbox"/> Ian Kuhn                |
| <input checked="" type="checkbox"/> Kyle Lewis | <input checked="" type="checkbox"/> Cody Richardson | <input checked="" type="checkbox"/> Dotty Smith      | <input checked="" type="checkbox"/> Tom Wheatley |

### Declaration

At this time, Planning Commission members are asked 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 declarations were made.

**Tom Wheatley made the motion to open the meeting to Public Comments and Dotty Smith made the second. Voice vote carried the motion.** 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 public comments were made.

### Consent Agenda

1. Tom Wheatley made the motion to approve the meeting minutes from the October 10, 2023 meeting Brandon Jellings made the second motion. Voice vote carried the motion.

### Board of Zoning Appeals

2. Tom Wheatley made the motion to recess the Planning Commission and convene the Board of Zoning Appeals and Dotty Smith made the second motion. Voice vote carried the motion.
3. **Consider the advisability of granting a variance to allow construction of a home 1.75 feet below the required elevation of 1071.0 feet at 1020 W 5th Avenue:** Josh explained to the board that this was discussed 180 days, the builder and the home owner had been notified of this meeting, but neither was present. Josh explained the situation again to the board. After discussion, Tom Wheatley made a motion to deny the variance, Dotty Smith seconded. Roll call vote carried the motion.
4. Tom Wheatley made the motion to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission and Dotty Smith made the second. Voice vote carried the motion.

### Public Hearings

5. **Consider the advisability of vacating a portion of an alley within Block 1, Bowman Addition:** Josh explained the proposed vacancy to the Planning Commission. After the presentation, Josh stated that staff recommended proposal. The property owner of 1336 N 7<sup>th</sup> ST was present and approached the board with his opinions of the vacation. Cody Richardson asked him how long he had been at his residence; he had been there since 1986. Ken Harader was present and asked the board questions. Cody asked what maintenance the city does on alleys; Josh explained what the cities responsibility was. After discussion, Tom Wheatley made the motion to close the public hearing and Dotty Smith made the second. Voice vote carried the motion. Dotty Smith made the motion to deny the vacation and Tom Weakley made the second motion. Roll Call vote carried the motion.

### Other Items

6. **Consider a recommendation to the City Commission regarding the annexation of 101 acres in the Northwest Quarter of Section 13, Township 34 South, Range 3 East of the 6<sup>th</sup> Principal Meridian:** Josh explains to the board about the annexation of the property and possible zoning. Josh explained this would go to the second meeting in January. Tom Weakley made the motion to recommend the annexation. Dotty Smith asked the other Planning Commissioners if any of them where interested in purchasing any portion of this

land? Brandon, Cody, Kyle and Tom all stated that they were not interested in purchasing any portion of this land. Dotty Smith made the second motion. Voice vote carried the motion.

7. Tom Wheatley explained that the Chair position was now vacant. Dotty Smith was nominated to fill the chair position starting January 1, 2024. Dotty Smith accepted the position.

**Tom Wheatley made the motion to adjourn the meeting at 6:19 PM and Brandon Jellings made the second. Voice vote carried the motion.**