



City of Arkansas City

PLANNING COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 12, 2023 AT 5:30 PM – 400 W MADISON AVE, ARKANSAS CITY, KS

Vice Chair Tom Wheatley called the meeting called to order at 5:30 pm

Members present were Lloyd Colston, Brandon Jellings, Kyle Lewis, Dotty Smith and Tom Wheatley.

Members of the public present were Clayton Pappan, Chris Befort, Glenna Baker, Verna Welch, Tyson Baker, Tanya Baker, Jimmy Ratcliff.

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. There were none.

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. There were none.

Consent Agenda

1. Meeting Minutes, **August 8, 2023 meeting.**

Dotty Smith made the motion to approve the minutes and Lloyd Colston made the second motion. Voice vote carried the motion passed.

Dotty Smith made the motion to open the public hearing and Brandon Jellings made the second. Voice vote carried the motion.

Public Hearings

2. Hold a public hearing to consider the advisability of rezoning 425 W Quincy Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).
 - Josh presented to the board the details of the rezoning along with the history of the property.
 - Dotty Smith – heard from any other citizens opposed? Josh said no. Any residence on the property? There is not.
 - Tom opened to public comment
 - Clayton Pappan, Realtor, stated both parties are present for questions.
 - Chris Befort speaks to the commission. Would like to develop a little – not tear out
 - DS – Fencing? Yes, required. Build any residence at any point? There were no plans at the current time.
 - Dotty Smith made the motion to close the public hearing and Brandon Jellings made the second – voice vote carried the motion.
 - Dotty made the motion to approve the rezone and Brandon Jellings made the second. Roll Call vote passed the rezone.

3. Hold a public hearing to consider the advisability of granting a conditional use permit to allow a self-storage facility in a C-2, Restricted Commercial District located at 425 W Quincy Avenue.

Josh presented to the board the details of the conditional use permit. Josh proposed to use the conditional use with some stipulations – Josh discusses the stipulations.

Brandon Jellings asked if everything was required to be concrete. Josh explained his reply

Tom Wheatley asked for public comments. Chris Befort asked if he was ok with the conditions, he replied yes.

Dotty Smith made the motion to close the public hearing and Tom Weakley made the second.

Dotty Smith made the motion to approve the conditional use permit and Tom Weakly made the second. Roll call vote carried the motion.

Josh stated that this would go in front of the city commission at the first meeting in October.

Consideration

4. Subdivision and Zoning Regulations Amendments discussion
 - Went over regulations. After Josh was done presenting, he suggested a public hearing be scheduled.
 - Dotty wanted to discuss shared driveways and shared garages.
 - Dotty wanted to resolve this prior to the public hearing.
 - Josh can put language about this shared driveway/garage and be ready for public hearing.

Other Items: None

Dotty Smith made the motion at 6:01 PM and Brandon Jellings made the second. Voice vote carried the motion.