



City of Arkansas City

PLANNING COMMISSION MEETING MINUTES

Tuesday, January 09, 2024 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Dotty Smith called the meeting to order at 5:30 PM.

Roll Call

Dr. Tyson Blatchford
 Kyle Lewis

Lloyd Colston
 Cody Richardson

Brandon Jellings
 Dotty Smith

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.

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.

Consent Agenda

1. Meeting Minutes, December 12, 2023 meeting.
 - Lloyd Colston made the motion to approve the minutes of December 12, 2023 and Cody Richardson made the second. Voice vote carried the motion.

Consideration

2. Elect a chair and vice-chair for 2024 – Discussions took place at the last meeting that Dotty Smith would take over as Chair and Tom Wheatley would continue as Vice-Chair. Cody Richardson made the motion for Dotty Smith to be Planning Commission Chair and Tom Wheatley continue as Vice Chair and Lloyd Colston made the second. Voice vote carried the motion.
3. Consider a recommendation to the City Commission regarding the annexation of 28379 81st Rd:
 - Josh explains to the board what the applicant wants to do. Sandy Randel was present and explained what would be done with the property. She also stated that they would request for city water and sewer and Etzanoa is aware of what the cost would be.
 - Etzanoa wants to be annexed because the City of AC has been in partnership with Etzanoa
 - Property was selected because the property has archeological and historical significant for Etzanoa.
 - Lloyd asked what would happen if the annexation didn't happen – Sandy stated the building would still go up.
 - Budget of 7 million – hope to break ground in June – have facility running in 2026.
 - Walter Thurman – private citizen next to proposed annexed property
 - Tom Wheatley – Etzanoa staff need to educate people about gunfire etc.
 - Brandon Jellings made the motion to annex the property and Lloyd Colston made the second, Voice vote carried the motion.

Public Hearings

4. Hold a public hearing to consider the advisability of rezoning 28379 81st Road from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).
 - Lloyd Colston made the motion to open the public hearing at 6:06 PM and Cody Richardson made the second. Voice vote carried the motion.
 - Josh explained to the board how a property is zoned when it is annexed.
 - Close by Lloyd Colston at 6:19 PM and Cody Richardson made the second – voice vote carried
 - Dotty asked Sandy Randel if Etzanoa would ever need to ask for help from the City to establish utilities for the site. Sandy said they would not be asking for assistance to establish utilities.
 - **Brandon Jellings made the motion to rezone the property and Lloyd Colston made the second. Lloyd asked Josh that if the Planning Commission didn't rezone, what would that mean, Josh stated that Etzanoa would not be in compliance with the zoning regulations. Roll call vote carried the motion.**
5. Hold a public hearing to consider the advisability of granting a conditional use permit to allow a non-profit institution in an R-3, High Density Residential District located at 28379 81st Road.
 - Lloyd Colston made the motion to open the public hearing at 6:21 PM and Cody Richardson made the second. Voice vote carried the motion.
 - Josh stated that this would be the area that some conditions could be placed on the area including that traffic not be permitted to go north of the site on 81st Road and all parking should be on site.
 - Sandy stated that Etzanoa would be willing to meet the conditions.
 - Lloyd made the motion to close the public hearing at 6:27 Cody made the second
 - **Brandon Jellings made the motion to grant the conditional Use permit and Lloyd Colston made the second. Roll Call vote made the motion.**

Other Items

Josh said he doesn't anticipate a meeting next month.

Adjournment

Lloyd Colston made the motion to adjourn the meeting at 6:28 PM and Cody Richardson made the second. Voice vote carried the motion.