



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, July 12, 2022 at 5:30 PM — 400 W Madison Ave, Arkansas City, KS

Call to Order

Roll Call

PRESENT: Mary Benton, Lloyd Colston, Brandon Jellings, Joni Spicer, Tom Wheatley

ABSENT: Paisley Howerton, Ian Kuhn, Kyle Lewis, Cody Richardson

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 such declarations were made.

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 no public comments for items not on the agenda.

Consent Agenda

1. Meeting Minutes, **May 10, 2022 meeting.**

Motion made by Jellings, Seconded by Benton to approve the minutes as written.

Voting Yea: Benton, Colston, Jellings, Spicer, Wheatley

Public Hearings

2. Hold a public hearing to consider the advisability of rezoning 405 S 3rd Street from a C-3 (General Commercial District) to an R-3 (High Density Residential District).

White presented the staff report. He noted the proposal was to convert the former business into a single family home. The change in zoning would bring it in line with the proposed use. He recommended approving the request. The public hearing was opened by Wheatley. Alan Brook of 401 S 3rd Street said he was not opposed to the proposed use but was concerned with the proposal to rezone it to R-3 as that would allow more than one dwelling to exist on the property. White explained that R-3 was proposed because the surrounding neighborhood all held the R-3 zoning district and this would match that. In response to the proposed use, Applicant Corinna Garcia said it would be converted in a home with her son living in one part and her husband and her living in another part. Jellings asked for clarification if this would actually be two units but the Garcias noted there would only be one set of utilities and even though separated due to the way the structure is built it would still be a single family dwelling. Kanyon Gingher of 315 S 3rd Street noted that all of the houses on her block and this block were single family and would like the zoning to reflect the use. Jellings suggested that the request be altered to R-1 to match the proposed use.

Motion made by Jellings, Seconded by Colston to recommend approval of the rezoning of 401 S 3rd Street from C-3 (General Commercial District) to R-1, Low Density Residential District.
Voting Yea: Benton, Colston, Jellings, Spicer, Wheatley
Wheatley declared the motion passed unanimously. White indicated the item would go before the City Commission in August.

Consideration

3. Reconsider the advisability of rezoning 2305 N 8th Street from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

White explained that while the Planning Commission held a public hearing in May and made a recommendation for denial that the City Commission voted to table the item and send it back to the City Commission at their June 7 meeting citing that the original staff recommendation of approval should be followed and that the reasons for denial were not strong enough and sent a negative message about housing. White reminded the Planning Commissioners that no further public hearing was required but that they could seek additional public comment. The applicant, Jose Paz was also on hand. Wheatley asked for any public comment. Brett House of 1209 Forrest Glenn Dr suggested the property be split and a single family home be built on the new lot. He also cited concerns of the floodplain as well as the condition of 8th Street already having issues with traffic. Debbie Savala of 1015 Key Largo Lane and Joe Clark of 1225 Forrest Glenn Dr echoed Mr. House's concerns. Jellings noted that he liked the idea of leaving the zoning as R-1 and with a lot split that the applicant could request a conditional use permit to build the duplex. He asked Paz if leaving the zoning the same and requesting a lot split to build the second home as a single family dwelling. Paz said he could support this. White said he would work with Paz through anything further and would reach out to him regarding this. Planning Commissioners asked White to report to the City Commission that their recommendation was to keep the property at R-1 and that staff should work with the applicant to get the lot split.

4. Floodplain Management discussion

White explained that the City was looking into the Federal Emergency Management Agency's Community Rating System. The CRS program provides discounts on flood insurance if the City implements additional requirements for floodplain development beyond what is already required for the National Flood Insurance Program. He noted that since the ordinance was last adopted in 2010 that some NFIP requirements had also changed and the ordinance had become out of date. He reviewed the proposed changes. Some of the changes involved cleaning up the outdated language but also strengthened some regulations regarding HVAC equipment, critical facilities and manufactured homes. Colston noted he supported participation in CRS and supported the changes. White noted that it can be difficult to get people to show up to public hearings but felt this one was important. He suggested sending out notices to all property owners within the floodplain. Planning Commissioners agreed this would be a good idea. Colston suggested maybe a short letter also describing the changes and also recommended sending to area builders. Motion made by Colston, Seconded by Wheatley to schedule the public hearing for the August 9 meeting.

Voting Yea: Benton, Colston, Jellings, Spicer, Wheatley

Colston suggested inviting somebody from the Kansas Division of Water Resources to attend the hearing. White said he would look into that.

Comprehensive Plan

5. **Comprehensive Plan discussion**

White gave an overall update on the Comprehensive Plan process. The topic was Parks and Recreation, Natural and Historic Resources. Wheatley noted that he had become involved in the Paris Park Pool Committee and shared some updates on the process. Goals and Actions will be discussed at the next meeting. Colston suggested that the next meeting be solely for Floodplain

discussion. Planning Commissioners agreed. White said he would move further discussion on this Chapter to the September meeting. Spicer had to leave the meeting early which resulted in the meeting being adjourned. Some discussion of parks continued but no action was taken.

Adjournment

The meeting was adjourned by default when Spicer left the meeting at 6:38pm due to a lack of quorum.