



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, January 11, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Call to Order

Roll Call

PRESENT: Mary Benton, Lloyd Colston, Paisley Howerton, Brandon Jellings, Ian Kuhn, Kyle Lewis, Cody Richardson, Joni Spicer, Tom Wheatley

Staff present at roll call were Principal Planner Josh White and Public Information Officer Andrew Lawson.

Also present at roll call were Dr. Ron Ballard and Will Pfannenstiel representing USD 470; David Brazil representing Community Health Center in Cowley County; Mayor Canyon Gingher; and citizens Ken Harader and Robert Nicholas.

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 by Planning Commissioners.

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.

Robert Nicholas of 822 S 1st Street spoke of the noise ordinance. He asked that it be reviewed. He was informed that the Planning Commission could not take any action on this item at this meeting but to ask to be placed on the agenda for another meeting. *[Secretary's Note: This request is outside of the purview of this body. Staff will recommend he approach the City Commission for action.]*

Consent Agenda

1. Meeting Minutes, **December 14, 2021 meeting.**

Motion made by Colston, Seconded by Spicer to approve the minutes as written.

Voting Yea: Benton, Colston, Howerton, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Consideration

2. Elect a chair and vice-chair for 2022

Motion made by Spicer, Seconded by Richardson to appoint Ian Kuhn as Chair for 2022.

Voting Yea: Benton, Colston, Howerton, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Motion made by Kuhn, Seconded by Colston to appoint Tom Wheatley as Vice-Chair for 2022.

Voting Yea: Benton, Colston, Howerton, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Public Hearings

3. Hold a public hearing to consider the advisability of rezoning 600 S B Street from a P (Public Use District) to a C-1 (Office and Service Business District).

Motion made by Colston, Seconded by Benton to open the public hearing.

Voting Yea: Benton, Colston, Howerton, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley
White presented the staff report. He said the property was originally zoned P because in 2014, the property was still being used as a school. This rezoning is now necessary because the proposed use is no longer public. The project is to create a health center in the building. The sale is contingent on the rezone being approved. The building has been vacant since 2016. The proposed project will also provide enhanced public health in the area, a goal in the Comprehensive Plan. Properties with frontage along Madison Ave are often commercial. Staff recommends approval of the rezoning as it is compatible with the area and is a similar use to what was previously there. Kuhn asked about the operation of the clinic. Brazil stated it would be a daytime clinic on weekdays. This is a primary care facility not an urgent care. Wheatley asked for clarification on how long it has been vacant and asked about parking availability. Brazil said there is a parking lot at the northwest portion of the site. He said long term the parking would likely be expanded but he felt the current parking complied with zoning regulations. He did note that there would probably be street parking on B Street due to the configuration of the existing building. Jellings asked if this was a tax exempt entity. Brazil and White confirmed that this is a non-profit institution. Colston asked how many staff would be on site. Brazil said at full staffing would be about 20. Kuhn felt that access to health centers was certainly a positive but did have some concerns about parking. Brazil noted that additional parking can be added but most could be on site.

Motion made by Colston, Seconded by Spicer to close the public hearing.

Voting Yea: Benton, Colston, Howerton, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Motion made by Colston, Seconded by Wheatley to recommend that the City Commission approve the request to rezone at 600 S B Street from a P, Public Use District to a C-1, Office and Service Business District.

Voting Yea: Benton, Colston, Howerton, Kuhn, Lewis, Richardson, Spicer, Wheatley

Voting Nay: Jellings

Kuhn declared the motion passed 8-1.

Comprehensive Plan

4. Comprehensive Plan discussion

White started discussion of land use. Richardson asked if White could give an overview of the entire Comprehensive Plan process for the benefit of the new members. White briefly described the process of the plan and its purpose. He then discussed the changes made to the draft since the last meeting. He discussed proposed changes to the zoning regulations as well as to the future land use map. He noted that these weren't specific changes just recommendations that the zoning regulations be amended to better reflect the current situation. That process would occur after the Comprehensive Plan was adopted. White also asked for input on how to better get public input. Jellings suggested that certain questions could be posed on social media and the responses be used. He specifically suggested a non-City page be used as people tended to be more open there but staff and Planning Commissioners could see what the people's thoughts were. White said staff could look into that and other options. White then led a discussion about the future land use map. He noted the issues and suggested various changes.

Adjournment

Motion made by Colston, Seconded by Wheatley.

Voting Yea: Benton, Colston, Howerton, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Kuhn declared the meeting adjourned at 7:25 p.m.