



PLANNING COMMISSION MEETING MINUTES

Tuesday, September 09, 2025 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Meeting called to order at 5:32 PM

Roll Call

☐ Mike Bergagnini	☒ Lloyd Colston	☒ Brandon Jellings	☒ Chris Johnson
☒ Travis Pearman	☐ Duane Oestman	☒ Cody Richardson	☒ Dotty Smith

Also present was Kody Beltz, Jill Wineinger, and Derek Koller

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.

Consent Agenda

Lloyd Colston made the motion to approve the meeting minutes from January 14, 2025 and Brandon Jellings made the second. Voice vote carried the motion.

Public Hearings

Consider the advisability of vacating the north 8 feet of East Washington Avenue from the East line of Summit Street to the West line of the alley adjacent to Lot 14 Block 69 Original Town to Arkansas City.

Lloyd Colston made the motion to open the Public Hearing at 5:34 PM and Travis Pearman made the second. Voice vote carried the motion. Josh White went through the vacation information. After Josh's presentation, he stated that at this time he did not have an issue with what had currently been presented. Dotty Smith asked what the length would be. Josh stated the applicant would have to ask that. Mr. Beltz stated that would need to be discussed with the contractor because he eventually wanted to add wheelchair ramps. Dotty Smith asked Mr. Beltz if he understood that there was no grandfather clause with this. Mr. Beltz said not exactly and went on to explain how he got to apply for the vacation. Dotty explained that back in the day those stairs led to store fronts, but once they were removed, it eliminated the grandfather clause.

Derek Koller started to speak at 5:44 – 5:48PM and explained the letter that was submitted.

Jill Winegardner started to speak at 5:48 PM – 5:52 PM

Dotty Smith asked if it was 2006-2007 when the sidewalks were re-done – Josh thought that was correct.

Travis Pearman thought that in the mid 80's there was an incentive to redo the sidewalks where the cities and the downtown businesses split the cost to redo the sidewalks.

Lloyd Colston asked Mr. Beltz if he had a plan B should this be denied. Mr. Beltz said he would ask what could be done. The stairs he currently has is a nightmare. He is physically not steady on his feet and he wants something better. He also states that he has random people walk in his home, rather it be UPS, FED EX, or AC Citizens.

Travis Pearman has concerns that if it does go through that it would set precedent that would not be good for our downtown. His biggest concern is that the city has a dying main street and losing valuable sidewalk space would detract from that. Dotty Smith also was very concerned about setting a precedent.

Mr. Beltz recognized the concerns and offered to take a lesser width of right of way. Dotty Smith noted that lessening the width was not a viable option either.

Cody Richardson spoke and thanked Mr. Beltz for trying to get the community together. Cody stated that he would be open to other alternatives.

Lloyd Colston made a motion to close the public hearing at 6:12 PM and Brandon Jellings made the second. Voice vote carried the motion.

Lloyd Colston made the motion to deny the vacation and Travis Pearman made the second motion. Voice vote and roll call vote carried the motion.

Consideration

Front yard carports Amendments discussion

Josh started to discuss the amendment changes. Josh looked at the regulations and checked with different municipalities to see what their regulations are. The proposal allows for an acceptance, for areas that do not have rear access (platted alley). Such as the Brad Meek area, North and South Summit Street, Summit Acres, Colorado Ave.

Other Items:

None_____

Brandon made the motion to adjourn the meeting at 6:37 PM and Travis Pearman made the second. Voice vote carried the motion.