



PLANNING COMMISSION MEETING

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

Meeting was called to order at 5:30 pm.

Roll Call

- Mike Bergagnini Lloyd Colston Brandon Jellings Chris Johnson
- Duane Oestman Cody Richardson Dotty Smith

Consent Agenda

1. Meeting Minutes, June 11, 2024 meeting.

Mike made the motion to approve the minutes and Chris Johnson made the second. Voice vote carried the motion.

Consideration

2. Consider the advisability of granting a conditional use permit to allow an off-premises billboard sign in a C-3, General Commercial District located at 2113 N Summit Street.

Dotty stated that the board should have a copy of the answers from the google form. Josh stated the numbers. Mike asked for clarification that the billboard wouldn't be affiliated with Billy Sims. Josh stated that no, it is not affiliated with Billy Sims. Brandon asked what sign regulation square footage is because Pizza Ranch was close. Dotty state that this item was tabled at the last meeting. Dotty asked if anyone was present, the representative stood up and spoke and asked the PC where else a billboard could be placed. Brandon asked if there was a setback on the highway. Josh explained what his thoughts were. KDOT does not have a specific setback requirement. Duane mentioned a comment stating that the billboard should be placed on the bypass, it was his opinion to look at the bypass. Brandon asked if the billboard fit all of the requirements, why was it with the PC. Josh stated that part of the guidelines require a conditional use permit be issued. Duane made the motion to deny the application due to public response. Mike made the second. Brandon stated that if the PC listened to the citizens, there are a lot of the citizens that don't want things to happen in this town. Dotty agreed that the citizens should have a voice. Roll Call vote carried the motion to deny the application; the motion carried with a 6-0.

3. Hear a presentation from Professional Engineering Consultants (PEC) and provide input on the 101 Acre Housing Master Plan.

- Dotty asked if any of the planning commissioners had or has had any financial interest in this property.
- Brandon stated that it was raw property, he always has an interest in raw property.
- Dotty stated that Brandon would need to recuse himself from voting.
- Josh started the presentation, PEC was running late.
 - Public open house is scheduled with neighbors of the 101 Acres
 - Lance Onstott took over the presentation. He gave a history of PEC. He stated that the goal this evening was to get feedback from the PC and what the community goals are.
 - Traffic that currently exists, if the property is built out, what is the demand of the traffic. With the numbers provided by KDOT, PEC will start looking

- into what needs to happen with the roads.
- PEC has reviewed the Comp Plan and the housing assessment tool.
 - Concept Plan:
 - Land Use types:
 - Open Space/Amenity:
 - Linear Greenway/Park: The floodway shown on the topography.
 - Single Family/Traditional: Single Family subdivision 80 x 120 ft lots, 1/5-1/4 acre, Garage built towards the front.
 - Single Family-Alley Loaded: Single Family detached units, garage will be in the back and be accessed from the alley.
 - Typical-Alley Conditions: Either Narrow or Wide-Modern Allys can look several different Ways.
 - Townhome: Traditional townhomes can be anywhere from 2-6 units.
 - Garden Apartments: 3 stories max, traditional to suburban approach to multi-family.
 - Concept: Yellow – Single Family
 - West side: Traditional Single Family
 - South: Some sort of Single Family
 - North:
 - Red – higher intensity units
 - Pink – Park / Greenway
 - Dotty asked Josh if this plan would be presented to potential buyers, Josh said yes and went through explaining the process. Brandon asked how it would be zoned, Josh stated that the plan would be going through the Planning Commission.
 - Duane asked about the sewer line and drainage in that area and how would it be affected.

Dotty asked how many apartment developments the city had; Josh stated that we have three.

Other Items

No more items, there will be at least one re-zone at the August meeting

Duane made the motion to adjourn the meeting and Mike made the second. Voice vote carried the motion.