



PLANNING COMMISSION MEETING MINUTES

Tuesday, November 11, 2025 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Meeting called to order at 5:30 PM Roll Call

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

City Commissioner Charlie Tweedy was also present.

Consent Agenda

1. Meeting Minutes, **October 14, 2025 meeting.**

Lloyd Colston made the motion to approve the minutes as written and Mike Bergagnini made the second motion. Voice vote carried the motion.

Public Hearings

2. Front yard carports Amendments public hearing

Lloyd Colston made the motion to open the public hearing at 5:33 PM and Cody Richardson made the second motion. Voice vote carried the motion.

Josh White reminded everyone that if the provisions were enacted that carports for single family and two family homes located on lots that do not have platted alley's associated with them would be allowed such as the Brad-Meek Addition.

The proposed amendment would require a paved driveway, the carport could not be used for storage of materials or equipment that isn't a car, the carport has to be open on three sides, the carport could be up to 18 feet in width, the carport cannot be closer than five feet from the front property line and the carport should be constructed with the materials that are compatible with the existing residential structure.

Dotty Smith asked if this was specific to different areas or just areas without an alley. Josh replied that is was specific to areas that have no platted alleys. Dotty also asked what kind of enforcement would be used should any of the carports be framed into room additions over the weekend. Josh stated a letter would be sent to the property owner listing out the violations.

Cody Richardson asked how closely other departments work together. Since the other departments, such as Sanitation, drive all over town, they could write down the houses that may have property maintenance issues, or what roads need to be worked on. Josh noted that code enforcement is primarily done on a complaint driven basis.

Duane Oestman moved to close the public hearing at 5:58 PM and Mike Bergagnini made the second motion. Voice vote carried the motion.

Duane Oestman made the motion to approve the proposed amendments and Lloyd Colston made the second motion. A roll Call vote carried the motion.

Board of Zoning Appeals

3. Recess the Planning Commission and convene the Board of Zoning Appeals

Duane made the motion to close the PC Meeting at 6:02 PM and open the BOZA meeting and Lloyd made the second. Voice vote carried the motion.

4. Consider the advisability of granting a variance to reduce the front yard setback from 25 feet to 5 feet for the construction of a carport at 313 Meek Avenue.

Josh explained the variance. Lloyd made the motion to grant the variance to the front yard setback and Duane made the second. Voice vote carried the motion.

5. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission

Duane made the motion to adjourn the BOZA at 6:06 PM and reconvene the PC Meeting and Lloyd made the second. Voice vote carried the motion.

Other Items: Josh clarified that they would be at a PC meeting in December. There is a rezoning petition and the city also needs to rezone property for the new water tower at Lord Road and Chestnut Ave.

Adjournment: Lloyd made the motion to adjourn the meeting at 6:09 PM and Duane made the second. Voice vote carried the motion.