



City of Arkansas City

PLANNING COMMISSION MEETING

AGENDA

Tuesday, March 12, 2024 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

GoTo Meeting: <https://meet.goto.com/278679053> or call +1 (872) 240-3212 Access Code: 278-679-053

Call to Order

Roll Call

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Lloyd Colston | <input type="checkbox"/> Brandon Jellings | <input type="checkbox"/> Chris Johnson | <input type="checkbox"/> Duane Oestman |
| <input type="checkbox"/> Cody Richardson | <input type="checkbox"/> Dotty Smith | <input type="checkbox"/> Tom Wheatley | <input type="checkbox"/> |

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

1. Meeting Minutes, **January 9, 2024 meeting.**

Public Hearings

2. Consider the advisability of vacating Ash Avenue between 13th & 14th Streets.

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Lloyd Colston | <input type="checkbox"/> Brandon Jellings | <input type="checkbox"/> Chris Johnson | <input type="checkbox"/> Duane Oestman |
| <input type="checkbox"/> Cody Richardson | <input type="checkbox"/> Dotty Smith | <input type="checkbox"/> Tom Wheatley | <input type="checkbox"/> |

Consideration

3. Comprehensive Plan Annual Review

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.

Other Items

Adjournment



City of Arkansas City

PLANNING COMMISSION MEETING MINUTES

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

Dotty Smith called the meeting to order at 5:30 PM.

Roll Call

Dr. Tyson Blatchford
 Kyle Lewis

Lloyd Colston
 Cody Richardson

Brandon Jellings
 Dotty Smith

Tom Wheatley

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.

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.

Consent Agenda

1. Meeting Minutes, December 12, 2023 meeting.
 - Lloyd Colston made the motion to approve the minutes of December 12, 2023 and Cody Richardson made the second. Voice vote carried the motion.

Consideration

2. Elect a chair and vice-chair for 2024 – Discussions took place at the last meeting that Dotty Smith would take over as Chair and Tom Wheatley would continue as Vice-Chair. Cody Richardson made the motion for Dotty Smith to be Planning Commission Chair and Tom Wheatley continue as Vice Chair and Lloyd Colston made the second. Voice vote carried the motion.
3. Consider a recommendation to the City Commission regarding the annexation of 28379 81st Rd:
 - Josh explains to the board what the applicant wants to do. Sandy Randel was present and explained what would be done with the property. She also stated that they would request for city water and sewer and Etzanooga is aware of what the cost would be.
 - Etzanooga wants to be annexed because the City of AC has been in partnership with Etzanooga
 - Property was selected because the property has archeological and historical significant for Etzanooga.
 - Lloyd asked what would happen if the annexation didn't happen – Sandy stated the building would still go up.
 - Budget of 7 million – hope to break ground in June – have facility running in 2026.
 - Walter Thurman – private citizen next to proposed annexed property
 - Tom Wheatley – Etzanooga staff need to educate people about gunfire etc.
 - Brandon Jellings made the motion to annex the property and Lloyd Colston made the second, Voice vote carried the motion.

Public Hearings

4. Hold a public hearing to consider the advisability of rezoning 28379 81st Road from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).
 - Lloyd Colston made the motion to open the public hearing at 6:06 PM and Cody Richardson made the second. Voice vote carried the motion.
 - Josh explained to the board how a property is zoned when it is annexed.
 - Close by Lloyd Colston at 6:19 PM and Cody Richardson made the second – voice vote carried
 - Dotty asked Sandy Randel if Etzanoa would ever need to ask for help from the City to establish utilities for the site. Sandy said they would not be asking for assistance to establish utilities.
 - **Brandon Jellings made the motion to rezone the property and Lloyd Colston made the second. Lloyd asked Josh that if the Planning Commission didn't rezone, what would that mean, Josh stated that Etzanoa would not be in compliance with the zoning regulations. Roll call vote carried the motion.**
5. Hold a public hearing to consider the advisability of granting a conditional use permit to allow a non-profit institution in an R-3, High Density Residential District located at 28379 81st Road.
 - Lloyd Colston made the motion to open the public hearing at 6:21 PM and Cody Richardson made the second. Voice vote carried the motion.
 - Josh stated that this would be the area that some conditions could be placed on the area including that traffic not be permitted to go north of the site on 81st Road and all parking should be on site.
 - Sandy stated that Etzanoa would be willing to meet the conditions.
 - Lloyd made the motion to close the public hearing at 6:27 Cody made the second
 - **Brandon Jellings made the motion to grant the conditional Use permit and Lloyd Colston made the second. Roll Call vote made the motion.**

Other Items

Josh said he doesn't anticipate a meeting next month.

Adjournment

Lloyd Colston made the motion to adjourn the meeting at 6:28 PM and Cody Richardson made the second. Voice vote carried the motion.



Planning Commission Agenda Item

Meeting Date: 3/12/2024
From: Josh White, Principal Planner
Item: Ash Avenue Vacation

Purpose: Consider the advisability of vacating Ash Avenue between 13th & 14th Streets.

Background:

Michael Woods has filed a request to vacate a portion of Ash Avenue adjacent to the property which is undeveloped. The street was never built and at some point, a carport was placed on it as well. The vacation would allow expansion of his property and make that structure compliant. He desires to expand his yard space and has been maintaining the area for some time. All adjacent property owners were notified. The Technical Advisory Committee noted that there are no utilities within the area to be vacated and has no concerns.

No private rights will be injured or endangered. No utilities are present within the area to be vacated.

Action:

Hold a public hearing, at the close of the hearing make a motion to recommend the City Commission approve/disapprove the request to vacate Ash Avenue between 13th & 14th Streets.

Attachments:

Staff Report

Presentation Link: <https://arcg.is/1HnOe82>



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
 VR-2024-046

APPLICANT/PROPERTY OWNER
 Michael Woods

PUBLIC HEARING DATE
 March 12, 2024

PROPERTY ADDRESS/LOCATION
 Ash Avenue between 13th & 14th Streets

SUMMARY OF REQUEST

Michael Woods has filed a request to vacate a portion of the Ash Avenue adjacent to the property which is undeveloped. The street was never built and at some point, a carport was placed on it as well. The vacation would allow expansion of his property and make that structure compliant. He desires to expand his yard space and has been maintaining the area for some time. All adjacent property owners were notified. The Technical Advisory Committee noted that there are no utilities within the area to be vacated and has no concerns.



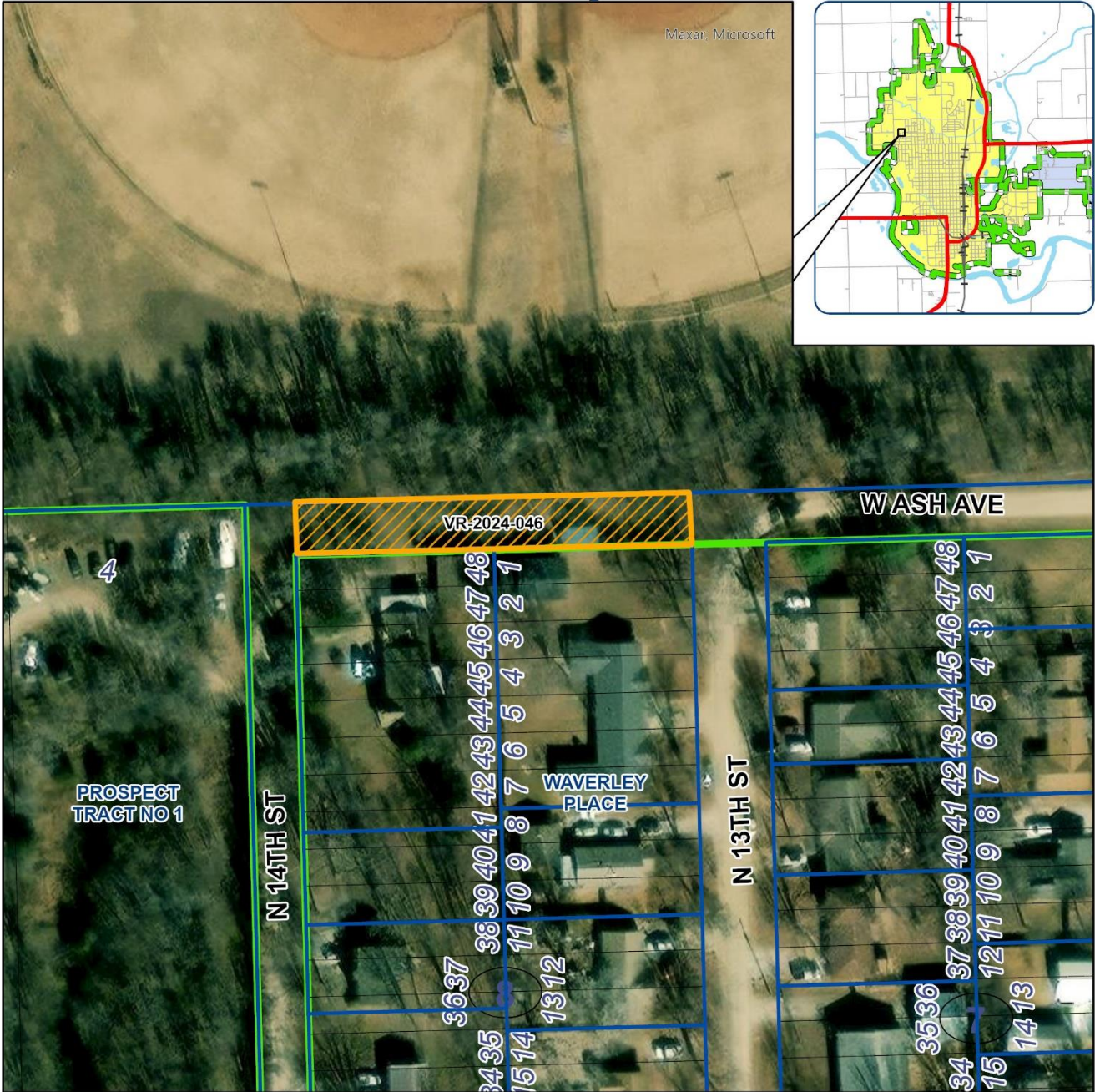
EXISTING ZONING Not applicable	EXISTING LAND USE Vacant, platted as Ash Avenue	SURROUNDING ZONING & LAND USE North-P; Public East-R-2; Residential South-R-2; Residential West-R-1; Residential	SITE IMPROVEMENTS None	SIZE OF PROPERTY Approx 0.22 acres
-----------------------------------	--	--	---------------------------	---------------------------------------

STAFF RECOMMENDATION

Staff recommends **approval**.

<p>TECHNICAL ADVISORY COMMITTEE COMMENTS There are no utilities in the area to be vacated and no other concerns were expressed.</p>	<p>PROPERTY HISTORY This area was platted in 1926. There do not appear to be any other land use cases associated with this area. It is unclear when the carport was built but it appears it has been there for quite some time.</p>
	<p>NOTICE GIVEN Proper notice was published in the newspaper. Notices were sent to the property owners within 200 feet.</p>
<p>PRIVATE RIGHTS /PUBLIC GAIN/LOSS No private rights will be injured or endangered. No utilities are present within the area to be vacated.</p>	

Vacation Request



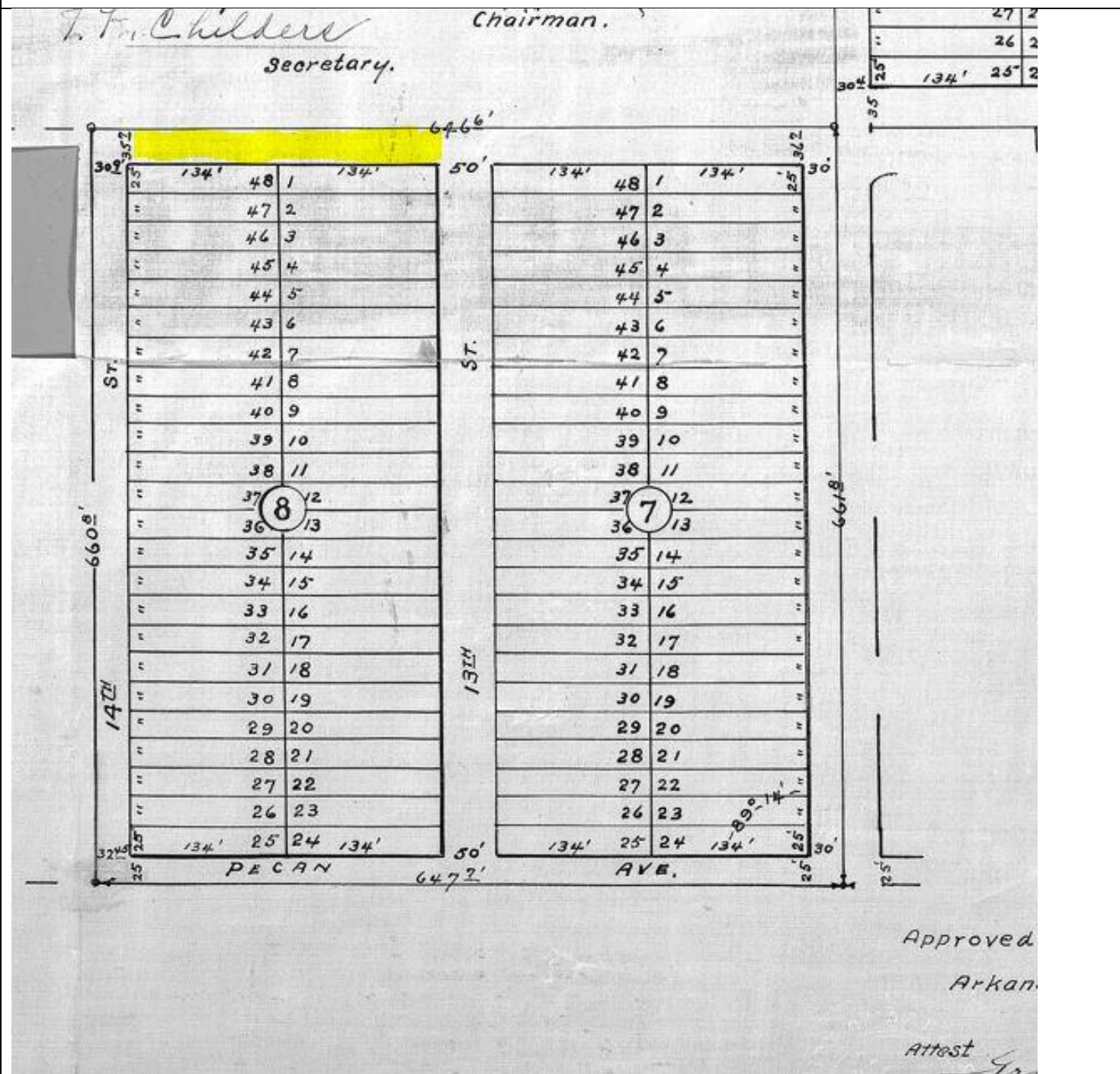
A request to vacate Ash Avenue between 13th & 14th Streets

-  Vacation Request
-  Property Lines

Produced by the
 City of Arkansas City GIS
 using the best available
 data to date.
 Created: January 24, 2024



Portion of Plat



This is a portion of the Waverley Place plat filed in 1926. The highlighted area shows the approximate location of the vacation request. Strangely, the street is not labeled for this block but it is further to the east. Ash Avenue is present between 12th & 13th Street. Ash Avenue was never continued west beyond 13th Street.

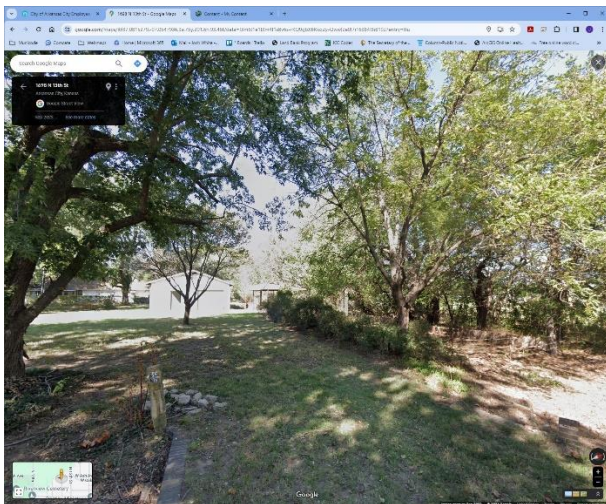
Neighborhood Photos



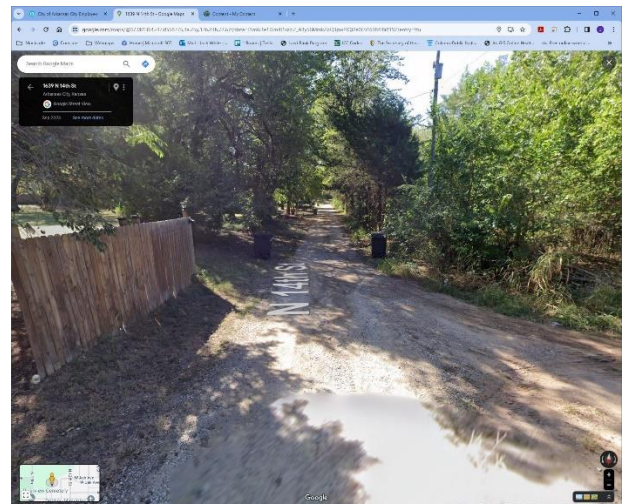
13th & Ash looking west to area to be vacated. Google Streetview Sep 2023



Looking south along 13th. Google Streetview Sep 2023



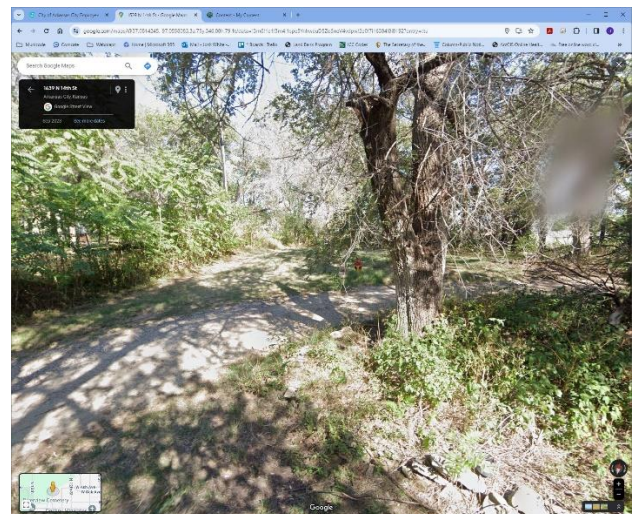
Carport within area to be vacated in background. Google Streetview Sep 2023



Looking south along 14th. Google Streetview Sep 2023.



14th & Ash looking northeast. Google StreetView Sep 2023.



14th & Ash looking North. Google Streetview Sep 2023.



Planning Commission Agenda Item

Meeting Date: 3/12/2024
From: Josh White, Principal Planner
Item: Comprehensive Plan Annual Review

Purpose: Comprehensive Plan Annual Review

Background:

It has been a year since the 2022 Comprehensive Plan was adopted. By statute the Planning Commission is supposed to conduct an annual review of the Plan to determine if any changes should be made and discuss goals. As part of the development of the Plan, the Planning Commission determined that it was important to have measurable goals. I just want to take a few minutes to discuss the status of some goals and ask if there are any that you would like to focus on. I do not recommend any changes to the Plan at this time.

Housing-Pretty much all of the goals and actions in this section are on going. One specific item of note is that we are currently working on developing a housing plan for the 101 acre tract. The process will involve several public meetings and the Planning Commission will have the final approval before it is sent to the City Commission for adoption.

Economic Development-The actions are ongoing. We are seeing quite a bit of development recently. We also seen several commercial remodels. Staff is working on how to develop a database of vacant buildings

Parks and Rec-Work is continuing on a RecPlex in the Paris Park area. Currently those plans are stalled. There has also been some discussion on the former hospital lot north of Wilson Park with some discussion of a special taxing district for some housing on the north end to help finance improvements to the park. That is still in its early stages. There has not been much movement on the preservation of historic resources. A grant was awarded to improve Lovie Watson Park. Open space will be discussed as part of the 101 acre master plan.

Infrastructure/Transportation-A new stormwater fee structure was implemented in January. The plan is to use the additional resources to ensure the drainage systems and levees are improved. Additional staff may be hired to ensure we are compliant with stormwater regulations. Ongoing studies/plans are in the works for water and sewer repairs/replacements. The City Commission is discussing a sales tax initiative for street/sidewalk repairs. The ongoing 101 acre Master Plan will discuss sidewalks and streets in the area.

Community Health-A public health grant was acquired for Lovie Watson Park. As a part of the acceptance, the park was made tobacco free. The Community Health Center in Cowley County is moving forward with plans to open a center in the former Lincoln School. As noted before, work on a RecPlex is underway at Paris Park. It is in the very early stages.

Land Use-Work is ongoing. The 101 acre master plan is underway. The regulations were updated in 2023 and the changes seem to be working well. No further changes are recommended at this time.

Action:

Hold discussion.