

**Call meeting to order on February 11, 2020 at 5:30 PM:**

Prior to Roll call Principal Planner Josh White administered the oath of office for Lloyd Colston and Paisley Howerton.

**Roll Call:** Mary Benton  Lloyd Colston  Paisley Howerton  Charles Jennings  Andy Paton   
Cody Richardson  Dotty Smith

Staff present at roll call was Public Information Officer Andrew Lawson and Principal Planner Josh White.  
Also present was City Commissioner Kanyon Gingham and citizen Ian Kuhn.

**1. Declaration:**

Paton reported that he was affiliated with Arkansas City Industries but that would not affect his ability to come to a fair decision.

**2. Public Comments:**

No members of the public brought any comments for items not on the agenda.

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**3. Select chair/vice-chair for 2020.**

Benton made a motion to appoint Andy Paton as Chair. Smith seconded the motion. Voice vote carried the motion.  
Paton made a motion to appoint Dotty Smith as Vice-Chair. Richardson seconded the motion. Voice vote carried the motion.

**4. Consent Agenda:**

Colston made a motion to approve the December 10, 2019 meeting minutes as written. Smith seconded the motion.  
Voice vote carried the motion.

**5. Hold a public hearing to consider a request for a vacation of all of 8<sup>th</sup> Street north of Goff Industrial Park Road.**

Smith made a motion to open the public hearing. The motion was seconded by Jennings. Voice vote carried the motion.  
Paton turned the meeting over to White who made a brief presentation on the request. He indicated that adjacent property owners had been notified. He indicated staff recommended approval of the vacation request subject to retaining a utility easement which was requested by the Technical Advisory Committee. Smith asked who owned the property in the area. White clarified the ownership of the area. After expressing his concerns about emergency access, Colston made a motion to table the request for 30 days. The motion died for lack of a second. White attempted to address some of the concerns. Ian Kuhn of Kuhn Mechanical, who has a working knowledge of the project, gave the Planning Commission a brief overview of the planned expansions at the facility. He and White also talked about the planned east access from 61<sup>st</sup> Road and the existing access along Goff Industrial Park Road. Smith asked Kuhn why he thought the applicant wanted the street vacated. Kuhn replied it was likely for the construction process so that they could block the road. Colston asked how they intended to restrict access the road once it was vacated. That information was not known at this time. Colston asked when the construction would continue. White indicated staff was still awaiting plans. Paton asked about the west lot, White indicated at this time the plan was to use that for construction equipment. Smith asked if there were any negative impacts to vacating. Kuhn pointed out the existing accesses. Paton noted that the applicant has a vested interest in keeping emergency access open due to a fire several years ago. There were no representatives present from Creekstone Farms to address Planning Commissioners. Jennings asked for clarification of the city boundary. White noted it was the west side of the 8<sup>th</sup> Street Right of way. He also asked if this would cause any conflict with the Comprehensive Plan. White noted the future land use map showed the use as agriculture but at the time the plan was written, the applicant's future plans were not yet known. The new Comprehensive Plan will likely designate this area as industrial as part of the expanding industrial park. Smith made a motion to close the public hearing. Benton seconded the motion. Paton declared the public hearing closed. Jennings made a motion to recommend approval of a vacation request to the City Commission of all of 8<sup>th</sup> Street north of Goff

Industrial Park Road reserving an emergency access and utility easement over the entire area to be vacated. The motion was seconded by Benton. The vote was taken by roll call.

**Yes:** Benton, Colston, Howerton, Jennings, Paton, Richardson, Smith **No:** None

Paton declared the motion passed.

**6. Make a recommendation to the City Commission for a representative to the Historic Preservation Board.**

Smith made a motion to recommend to the City Commission that Charles Jennings be appointed as the Planning Commission representative to the Historic Preservation Board. The motion was seconded by Benton. Voice vote carried the motion.

**7. Make a recommendation to the City Commission for a representative to the Capital Improvement Plan Committee.**

Lawson stated that both Smith and Colston had expressed interest. He noted that the intent was to rotate Planning Commissioners. Smith made a motion to recommend to the City Commission that Lloyd Colston be appointed as the Planning Commission representative to the Capital Improvement Committee. The motion was seconded by Howerton. Voice vote carried the motion. Jennings asked if somebody could sit in if the representative was not able to attend. Lawson said the preference was for the same person to attend all meetings but they could work it out. Smith later also indicated she was interested in serving if needed.

**8. Recess the Planning Commission and Convene the Board of Zoning Appeals (Growth Area members should step down)**

Colston made a motion to recess the Planning Commission and convene the Board of Zoning Appeals. The motion was seconded by Smith. Voice vote carried the motion. Paton turned the meeting over to Benton. Benton opened the meeting of the Board of Zoning Appeals

**9. Select a chair/vice chair for 2020.**

Benton made a motion to appoint Charles Jennings as Chair. The motion was seconded by Paton. Voice vote carried the motion. Jennings took over the meeting. Jennings thanked Benton for her years of service as Chair of the Board of Zoning Appeals. Paton made a motion to appoint Dotty Smith as Vice-chair. Richardson seconded the motion. Voice vote carried the motion.

**10. Adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission (Growth Area members may return).**

Smith made a motion to adjourn the Board of Zoning Appeals Sine Die and reconvene the Planning Commission. Colston seconded the motion. Voice vote carried the motion.

**11. Other Items:**

White gave a brief update on the recent legislation moving through the Kansas House and Senate regarding unilateral annexation and extraterritorial jurisdiction. White then asked if there was an interest in changing the meeting date and time. Smith asked what the conflict was. Colston mentioned that the current meeting date and time was a conflict. He suggested meeting earlier in the day. Howerton also mentioned that Tuesdays in the summer would be a conflict. After brief discussion, it was determined that no action be taken at this time. This topic could be discussed again when the board is completely full to gain consensus. Lawson later indicated he could send out a poll to help coordinate this to give everyone more time to think about any conflicts. White indicated that a March meeting was not planned at this time.

**12. Adjournment:**

Smith mad a motion to adjourn the meeting. Colston seconded the motion. Meeting adjourned.