

Call meeting to order on January 9, 2018 at 5:30 PM:

Roll Call: Mary Benton [] Albert Brown [x] Gordon Fry [x] Charles Jennings [] Mike Munson [x] Andy Paton [x]
Dr. Scott Rogers [x] Chris Tackett [x] Brian Wells [x]

Staff present at roll call were Principal Planner Josh White and Public Information Officer Andrew Lawson. Also present were Donald Edwards with Compass Point and Deb Miller with K.E. Miller Engineering.

1. Declaration:

At this time I would like to ask the Planning Commission members 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.

Munson and Wells stated they would abstain from voting on the Compass Point Addition as there is a perceived conflict since the property is being purchased from Arkansas City Industries.

2. Public Comments:

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

3. Consent Agenda:

Meeting Minutes, **November 14, 2017 meeting.**

A motion was made by Fry and seconded by Munson to approve the November 14, 2017 meeting minutes as written.
Voice vote carried the motion.

4. Consider a recommendation to the City Commission regarding the annexation of 5 acres south of 1125 W Skyline Rd.

Meeting was turned over to White to present the staff report. Staff recommends approval of the annexation. Paton made a motion to make a recommendation to the City Commission to approve a request to annex 5 acres south of 1125 W Skyline Rd. The motion was seconded by Tackett. Voice vote carried the motion.

5. Hold a public hearing to consider the advisability of rezoning 5 acres south of 1125 W Skyline Rd from an R-1, Low Density Residential District to R-2, Medium Density Residential District.

White presented the staff report. Staff recommends approval of the rezone request. Brown made a motion to open the public hearing for items 5, 6 & 7 as they are all related. The motion was seconded by Paton. Voice vote carried the motion. . Brown asked why suddenly this request came up. Mr. Edwards indicated it was available for housing and he decided to purchase it. Edwards indicated they were interested in developing housing on the property. They've had some difficulties with title work but it should be worked out soon. Paton made a motion to close the public hearing. The motion was seconded by Brown. Voice vote carried the motion. Rogers stated he supported this and didn't see any issues with any of the rezones. He called for a motion. Paton made a motion to recommend the City Commission approve the request for 5 acres adjacent to 1125 W Skyline be rezoned from an R-1: Low Density Residential District to R-2: Medium Density Residential District. The motion was seconded by Fry. Vote was taken by roll call.

Roll Call: Benton [] Brown [Y] Fry [Y] Jennings [] Munson [Abstain] Paton [Y] Rogers [Y] Tackett [Y]
Wells [Abstain]

Rogers declared the motion passed.

6. Hold a public hearing to consider the advisability of rezoning 1125 W Skyline Rd from an C-2, Restricted Commercial District to R-2, Medium Density Residential District.

White presented the staff report. Staff recommends approval of the rezone request. Brown made a motion to recommend the City Commission approve the request for 1125 W Skyline to be rezoned from a C-2: Restricted

Commercial District to R-2: Medium Density Residential District. The motion was seconded by Paton. Vote was taken by roll call.

Roll Call: Benton [] Brown [Y] Fry [Y] Jennings [] Munson [Abstain] Paton [Y] Rogers [Y] Tackett [Y] Wells [Abstain]

Rogers declared the motion passed.

7. Hold a public hearing to consider the advisability of creating a Housing Opportunity Overlay District over 1125 W Skyline Rd and adjacent 5 acres to the south.

White presented the staff report. Staff recommends approval of the rezone request. Rogers made a motion to recommend the City Commission approve the request to create an HO-O, Housing Opportunity Overlay District for 1125 W Skyline and the adjacent 5 acres to the south. The motion was seconded by Paton. Vote was taken by roll call.

Roll Call: Benton [] Brown [Y] Fry [Y] Jennings [] Munson [Abstain] Paton [Y] Rogers [Y] Tackett [Y] Wells [Abstain]

Rogers declared the motion passed.

8. Consider the final plat of Compass Point Addition

Rogers indicated the final plat was just received by the City today and recommended tabling. White also indicated the owner felt tabling was acceptable. White did indicate his initial review found no major issues but he also needed final approval from Public Works. Paton made a motion to table consideration of the final plat of Compass Point Addition until the next meeting. The motion was seconded by Tackett. Voice vote carried the motion. Rogers declared the item tabled.

9. Other Items: There are no items to go before the Board of Zoning Appeals

White spoke of upcoming term expirations. Terms for Rogers, Jennings and Paton will expire January 31, 2018. He asked if Rogers and Paton were interested in reappointment and they indicated they were. He indicated he would contact Jennings. He asked for any recommendations for future members but received none. He stated he would forward this information to the mayor for consideration.

10. Adjournment:

Munson made a motion to adjourn the meeting. The motion was seconded by Paton. Voice vote carried the motion. Meeting adjourned at 5:53 p.m.