

Vice-chair Paton called the meeting to order on October 11, 2016 at 5:30 PM:

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

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. No such declarations were made.

2. Public Comments:

No public comments were made.

3. Consent Agenda:

Meeting Minutes, **August 23, 2016 meeting.**

Benton made a motion to approve the August 23, 2016 meeting minutes as written. The motion was seconded by Brown. Voice vote carried the motion unanimously.

Old Business: No items

New Business:

4. Hold a public hearing to consider amendments to the Zoning Regulations Article 23 Telecommunication Towers

Jennings made a motion to open the public hearing. Munson seconded the motion. Voice vote carried the motion unanimously. No members of the public were present to speak. Munson made a motion to close the public hearing. Brown seconded the motion. Voice vote carried the motion unanimously. White went over what the changes entailed including that the city can no longer regulate collocation. The City can no longer regulate whether there are public nuisances or environmental concerns about towers. He said he did attempt to contact tower owners in Arkansas City for this meeting. The remaining changes were primarily grammatical in nature. Munson made a motion to recommend approval of the amendments to the Zoning Regulations Article 23 Telecommunication Towers to the City Commission. Benton seconded the motion. Vote was taken by roll call.

Roll Call: Benton [x] Brown [x] Fry [x] Jennings [x] Mills [x] Munson [x] Paton [x] Rogers [] Wells []

Roll call resulted in a 7-0 vote approving the motion.

5. Discussion of changes to Neighborhood Revitalization Plan

White gave a brief overview of the Neighborhood Revitalization Plan including a history of this City's plans. White reminded the Commission that this is a rebate program not an abatement program. Fry asked how many people have taken advantage of the program. White said he didn't have an exact number with him but participation has been good. 2008 was the most recent amendment to the plan which increased the rebate amount and length for residential projects. If the City Commission does nothing, the Plan would expire. The plan could also be renewed for four more years. He said the current plan seems to have gone away from the Neighborhood Revitalization Act and went over the proposed changes including support from the 2014 Cowley County Housing Study. The proposed districts borrowed from the study. He indicated the next steps in the process. Munson questioned whether we should have a program for new housing. He felt we should continue with the current methods. Jennings commented he was a part of the original NRP. He was opposed to having the plan citywide and wanted to focus on revitalization not new housing. Mills asked where applications were coming from. White indicated that the distribution was pretty good as far as utilization of the

program. Paton indicated the need to support new housing as well as the revitalization aspect. White added that Winfield has similar districts but has an additional ability to have the program for new housing but for a shorter period and a lesser rebate amount. Paton agreed with this option. Fry asked about other housing programs and Josh indicated the City's involvement but was not currently involved due to lack of funding at the state level. Munson proposed the areas outside the target areas be 75% for 7 years and the target areas remain at 90% for 10 years. Mills took a moment to explain his usage of the program in the past and his support for it. Brown asked for clarification on how the program worked. Charles Jennings made a motion to recommend adoption of the plan as presented and discussed with the addition of the citywide 75% for 7 years for residential properties and Mike Munson seconded the motion. Voice vote carried the motion unanimously.

6. Other Items: There is no business to go before the Board of Zoning Appeals

Adjournment:

Munson made a motion to adjourn and Benton seconded the motion. Voice vote carried the motion unanimously. Meeting adjourned at 6:05pm.