

Call meeting to order on February 9, 2021 at 5:30 PM:

Roll Call: Mary Benton Lloyd Colston Karla Gallegos Paisley Howerton Charles Jennings Ian Kuhn
Andy Paton Cody Richardson

Staff present was Principal Planner Josh White and Public Information Officer Andrew Lawson. Applicants Brandon & Sarah Jellings, Wichita State University professor Kartikeya Saboo and another member of the public were also present.

1. Declaration:

Benton noted she was friends with the applicants but that this wouldn't affect her decision.

2. Public Comments:

No public comments were made.

3. Consent Agenda:

Benton made a motion to approve the December 8, 2020 meeting minutes as written. Howerton seconded the motion. Voice vote carried the motion.

4. Hold a public hearing to consider the advisability of rezoning Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District.

Paton requested a motion to open the public hearing. The motion was made by Richardson, seconded by Howerton. Voice vote carried the motion. Paton declared the public hearing open and turned it over to White for a presentation. White explained the proposal stating that the project would involve duplexes and triplexes. He went through the long history of this property noting that nothing had developed from this. Staff recommended approval of the rezone. Dr. Saboo asked about the latest failure to develop. White explained that the developer had a verbal agreement with Creekstone Farms to buy some of the houses. Creekstone allegedly backed out of that agreement so the developer decided to sell the entire subdivision. He stated an ownership change at Creekstone Farms may have caused the change of position. Paton asked if there was any further comment or questions. Hearing none, he asked for a motion to close the public hearing. The motion to close the public hearing was made by Colston and seconded by Howerton. Voice vote carried the motion. Paton declared the public hearing closed and asked for a motion on the item. Howerton made a motion to recommend the City Commission approve the request to rezone Compass Point Addition from an R-2 Medium Density Residential District to an R-3 High Density Residential District. The motion was seconded by Benton. The vote was taken by roll call.

Yes: Benton, Colston, Gallegos, Howerton, Jennings, Paton, and Richardson **No:** None **Absent:** Kuhn

Paton declared the motion passed.

5. Hold a public hearing to consider the preliminary plat of Replat of Compass Point Addition

Paton requested a motion to open the public hearing. The motion was made by Jennings and seconded by Colston. Paton declared the public hearing open and turned it over to White for a presentation. White explained the proposal. The applicant desired to combine all of the lots into one but the easements would be retained. The roads would become privately maintained but open to the public for access. Staff recommended approval of the preliminary plat. Paton asked if there were any further comments and hearing none asked for a motion to close the public hearing. Jennings made the motion and Gallegos seconded. Voice vote carried the motion. Paton asked for a motion on the item. Benton made a motion to approve/not approve the preliminary plat of Replat of Compass Point Addition. The motion was seconded by Gallegos. The vote was then taken by roll call.

Yes: Benton, Colston, Gallegos, Howerton, Jennings, Paton, and Richardson **No:** None **Absent:** Kuhn

Paton declared the motion passed.

6. Consider the final plat of Replat of Compass Point Addition

White stated that since this was a minor plat, the final plat could now simply be approved as there were no differences in the final plat. Jennings made a motion to approve the final plat of Replat of Compass Point Addition. The motion was seconded by Colston. Voice vote carried the motion.

7. Comprehensive Plan

Lawson gave a brief update on FlashVote. He said staff was planning on sending out the first survey in the next week. Results of the survey would be discussed at the next Planning Commission meeting. White then started discussion of Chapter 3 Housing. He read of some survey responses from the 2013 survey and asked for responses. Planning Commissioners discussed each response. After finishing that section, White started review the goals and actions from the 2013 Comprehensive Plan. Planning Commissioners discussed each goal and discussed possible actions. White also discussed the possibility of the creation of a Housing board. Planning Commissioners discussed the possible duties and membership makeup of this board and recommended staff proceed with the process to create such a board. It was getting late so some of the discussion of goals was held until the next Planning Commission meeting. White said he'd like to wrap up housing discussion next month and start Economic Development.

8. Other Items:

No other items were discussed.

9. Adjournment:

Colston made a motion to adjourn the meeting. Jennings Seconded the motion. Voice vote carried the meeting. Meeting adjourned.