

**AGENDA-REGULAR MEETING  
GODDARD PLANNING COMMISSION  
118 NORTH MAIN  
GODDARD, KANSAS**

May 11, 2020  
7:00 P.M.

**A) CALL TO ORDER**

**B) PLEDGE OF ALLEGIANCE AND INVOCATION**

**C) APPROVAL OF THE AGENDA**

**D) CITIZEN COMMENTS**

**E) CONSENT AGENDA:**

Items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, the item will be removed from the Consent Agenda and considered separately.

**1. Approval of Minutes**

- a. Regular Meeting – April 13, 2020

**F) BOARD of ZONING APPEALS**

None

**G) OLD BUSINESS**

None

**H) NEW BUSINESS**

None

**I) CITY PLANNER REPORT**

1. City Growth Residential
2. City Growth Commercial
3. New Zoning: R-4 Classification

**J) COMMISSIONER COMMENTS**

**K) ADJOURNMENT**

The Next Regular Meeting of the Planning Commission is scheduled for  
May 11, 2020 at 7pm.

**MINUTES-REGULAR SESSION  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
April 13, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday April 13, 2020. Chairman VanAmburg called the meeting to order at 7:00 p.m. Chairman VanAmburg led in the Pledge of Allegiance and Commissioner Cline led the Invocation.

Commission members present were:

Justin Parks, Doug Hall, Jamie Coyne, Doug VanAmburg, Darren Cline, Shane Grafing

Commissioners absent were:

Jody Dendurent

Also present were: Micah Scoggan, City Planner ; Tori, Lease Wichita ; Joey Deneke, MKEC ; Preston Roberts, owner of 301 E 1<sup>st</sup> Ave

**APPROVAL OF THE AGENDA**

**MOTION:** Commissioner *Grafing* moved to approve the agenda. Commissioner *Cline* seconded the motion. The motion carried unanimously.

**APPROVAL OF THE MINUTES**

**MOTION:** Commissioner *Hall* moved to approve the minutes from March 9, 2020. Commissioner *Cline* seconded the motion. The motion carried unanimously.

**CITIZEN COMMENTS**

None

**BOARD OF ZONING**

**F.1 Conditional Use Permit 301 E 1<sup>st</sup> St**

*Scoggan* introduced the subject. He stated that Preston Roberts is the owner of 301 E 1st Ave. His lot is an above average lot sitting at around 0.5 acres. This lot currently has an attached garage but Mr Roberts was hoping he could build a detached garage on his lot as long as it abided by all the necessary setbacks. This request by itself does not require a CUP but Mr Roberts was hoping he could build a detached garage at 1200 sq ft or 30x40. Currently the zoning and subdivision regulations limit the size of detached garages to 720 square feet and this is where he would like to get a CUP approved. All Conditional Use Permits (CUP) must be approved through the Planning Commission.

*Scoggan* mentioned the request was published in the City Newspaper and letter were sent out to property owners within 200' for notification and compliance with State Law.

**Chair VanAmburg** asked if the Garage would be a metal garage and would that constitute an issue.

**Scoggan** replied it is not an issue and invited Mr Roberts to speak if he would like regarding the design.

**Mr Roberts** stated it would a metal garage shop building.

**Commissioner Grafing** asked about the height of the shop/garage and the side walls.

**Mr Roberts** said it would be 12 feet with a 10-foot bay door. The walls would be 29-gauge metal corrugated.

**Commissioner Grafing** asked if it would be corrugated or painted metal

**Mr Roberts** replied painted metal like the image shown during the meeting.

**Chair VanAmburg** asked if it would interfere with anything else in the neighborhood?

**Scoggan** replied that Mr Roberts property was above average at 0.5 acres and that allowed for more room to build than what was typical. He also stated that he spoke with Residential land Analyst Jack Manion of Sedgwick county to make a determination about property value.

**Chair VanAmburg** stated that he was not sure if it mattered or not but it is a metal building in a residential neighborhood.

**Mr Roberts** wife replied as well as **Mr Roberts** himself that the new garage would be set back from the street and would be on the south side of the property. They mentioned that the neighbor at 116 N Elm St had several sheds themselves.

**Chair VanAmburg** asked what the primary use was if it was for storage or commercial.

**Mr Roberts** said he was going to use it for storage. He said that he had an old restored Imapala he would keep in there.

**Commisisoner Parks** asked what percent of allowable lot coverage would this new building create with the existing building

**Scoggan** said he wasn't to concerned about it since it was a large lot but he could calculate it.

**Commissioner Parks** asked the property owner if it would be parallel to the 116 N Elm St

**Mr Roberts** said yes it would.

**Commissioner Parks** asked about the ownership of the property located at 116 N Elm

*Mr Roberts* said he wasn't sure he had not talked to them very much but he thought the person who is living there now, their brother owned it.

*Commissioner Coyne* asked about the placement if it put it east the power pole located there.

*Mr Roberts* said it would place it a hair behind it.

*Scoggan* said with the addition of the accessory garage the total lot coverage would be 15.8% well below the maximum lot coverage.

*Commissioner Cline* stated that it falls under the maximum lot coverage requirement.

*Scoggan* replied that it does and that typical lots are one-quarter to one-third of an acre and this lot happens to be exceptionally larger than normal.

*Commissioner Parks* asked if it stood to reason with a lot twice the size would an accessory garage be justified being twice the size.

*Scoggan* said that is a good way of looking at it but it has to do predominantly with the aesthetic look and how it is managed on the lot.

*Scoggan* read Article 6.100.B1 of the subdivision regulations for the analysis portion of the agenda item outlining the portion where a CUP would be required.

*Scoggan* stated that they had to publish it allowing 20 days to elapse and legally it was approved as to form.

*Chair VanAmburg* asked if there was any additional comments related to this issue.

*Vice Chair Grafing* stated he felt that with the larger lot, and no comments by the neighbors, there was no reason that he saw it shouldn't go through.

**MOTION:** Commissioner *Cline* motioned to approve the Conditional Use Permit for 301 E 1<sup>st</sup> Ave. Commissioner *Grafing* seconded the motion.

**6-0** Motion Carried

## **OLD BUSINESS**

### **F.2 Vacation and Dedication of Arbor Creek Entrance**

*Scoggan* introduced the subject. He stated that the engineering firm MKEC, on behalf of Schallenberg Development, is working on the subdivision known as Arbor Creek. From time to time changes in the layout or design may be necessary from unforeseen circumstances. These changes may require approval from the Planning Commission or Governing Body in the form of dedications or vacations as necessary.

This development has now come upon just such a change at the entrance for the subdivision.

He stated how the Planning Commission would first need to determine if those offering the dedication can in fact make such a dedication to the City.

He stated if the title work proves accurate than the Planning Commission will determine if the dedication would be in the City's best interest.

He noted Developer does have the title work for this property and the engineering firm MKEC represents the developer. After which a recommendation will be made before the Governing Body to either accept or reject the dedication.

He stated dedications do not require public notice.

He further stated the City Engineer and the Public Works Director approved of this dedication.

*Chair VanAmburg* asked if the purpose was traffic control.

*Joey Deneke* spoke and stated that the developer wanted a larger wow factor and that the Right Of Way (ROW) is not changing just shifting to the east.

*Commissioner Hall* asked if the dedication Tract 2 eliminate the sidewalk on the East end of the street.

*Mr Deneke* stated that the sidewalk will go in and out of the ROW as it travels to the south.

*Scoggan* stated that sidewalks typically are located within the City ROW and they act as indicators of where the City and the private property separate.

*Chair VanAmburg* asked if there were any comments about the affect of this change.

*Vice Chair Grafing* stated he did not feel the affect would be anything other than a better-looking entrance.

*Chair VanAmburg* stated that was his opinion as well.

*Commissioner Cline* stated he did not have any problem with it.

*Commissioner Hall* stated he did not have any problem with it either.

*Scoggan* stated that they had to publish it allowing 20 days to elapse and legally it was approved as to form.

*Chair VanAmburg* asked if there was any other discussion.

**MOTION:** *Commissioner Grafing* motioned to approve the vacation of a track of land, whose legal description is provided in the agenda, and the dedication of Track 1 & 2, whose legal description is provided in the agenda, for the Arbor Creek subdivision west entrance. *Commissioner Parks* seconded the motion.

**6-0** Motion Carried

### **OLD BUSINESS**

*Scoggan* stated there was no Old Business agenda items.

### **NEW BUSINESS**

#### **H.1 Site plan for 227 Cedar St**

*Scoggan* introduced the subject. He stated that AST Investment properties had gone through the rezoning process which was approved by the Planning Commission and the Governing Body. Now they have submitted a site plan for review and approval before the Planning Commission.

He further stated that all new structures are required to have a site plan submitted except for single family-detached and duplexes (unless the duplexes are in a grouped setting with a common area)

Staff has reviewed the site plan and found it in compliance with the subdivision regulations. The Planning Commission could require additional provisions should they feel it is necessary for the safety, health and welfare of the community.

*Commissioner Coyne* asked about the brick waincoting and asked if it was going to be on the side of the garage.

*Tori of lease Wichita* said it would just be on the front of the garage.

*Chair VanAmburg* asked if it was a requirement if a percentage of waincoting covered a certain percentage of the building or was it just for commercial properties.

*Scoggan* said he was uncertain and would need to look further and review

*Chair VanAmburg* asked Commissioner Parks about his thoughts on the waincoting.

*Commissioner Parks* said he felt that it was only a commercial requirement and not a residential requirement.

*Commissioner Parks* asked if the south facing lot line was 7 feet away from the property.

*Scoggan* stated it needed to be a minimum of 6 feet.

*Commissioner Parks* asked if they were going to vacate the lot line between 17 and 18

*Scoggan* stated it was listed on the County site as one lot. He would have to check into it a little more to determine if it was required. He said he would have to check with the County on the legal parameter of this lot.

*Commissioner Hall* asked if it needed screening for the development.

*Scoggan* replied the property to the south currently has a fence that could act as a screen.

*Chair VanAmburg* asked if they needed to approve it contingent upon abandoning the lot line or verifying the zoning lot.

**MOTION:** Commissioner *Cline* motioned to approve the Site Plan for 227 Cedar St. Commissioner *Grafing* seconded the motion.

**6-0** Motion Carried

## **CITY PLANNER REPORT**

*Scoggan* informed the Planning Commission that COVID - 19 has caused a slow down in the development rate we would have normally anticipated during the spring. Even so we have seen building permits and roofing permits coming in as well as the occasional fence permit. More people have been asking about Chicken permits and we have even issued one for a property in Goddard that does not have an HOA.

He further mentioned that the STAR Bond is moving forward. They are now seeing the walls being erected but they are limited when they can put them in as each wall weighs 35 tons and they must wait for a day when the wind is not blowing hard.

He further stated that the City permit portal is moving forward, and they are anticipating it will be up and running sometime in mid-May. This permitting software will allow anyone to pull permits from the City website and pay for them online as well as track the status and approval from any electronic device.

He further stated they have had another developer ask about zoning in the City for multi-family. This trend is remaining steady despite the COVID-19 virus and this could be because property is seen as a relatively safe environment for money right now.

## **GOVERNING BODY COMMENTS**

*Chair VanAmburg* asked about drainage control for 227 Cedar.

*Scoggan* replied the City Engineer is looking into a full drainage study overall and not just one lot.

## **ADJOURNMENT**

**MOTION:** Commissioner *Cline* moved to adjourn the regular meeting.

Commissioner *Grafiing* seconded the motion. The motion carried unanimously.

*Meeting adjourned at 7:58 pm.*  
*Micah Scoggan, City Planner*

**City of Goddard  
Goddard Planning Commission  
May 11, 2020  
7:00 PM**

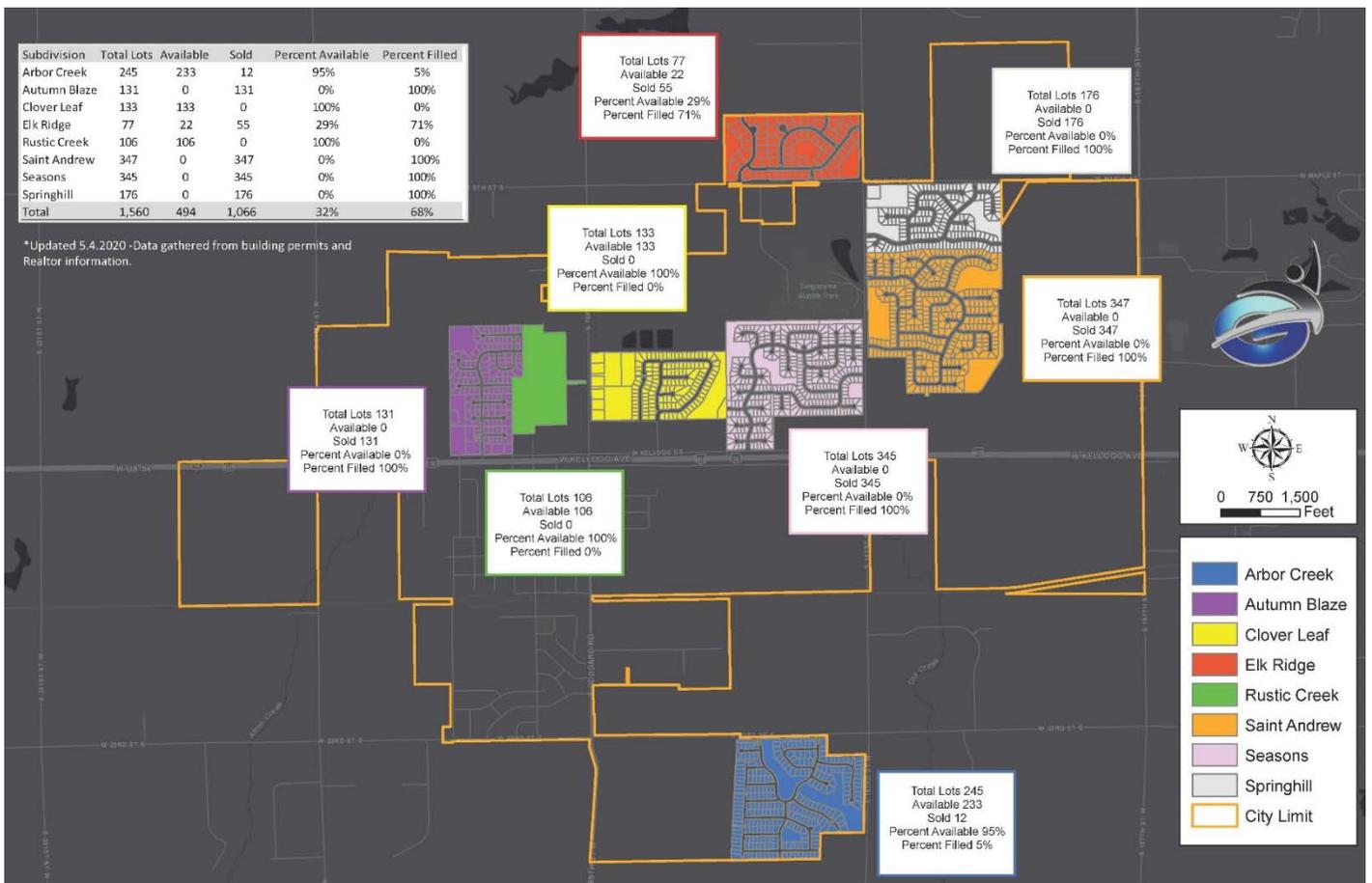
**TO:** Planning Commission  
**SUBJECT:** Several items of note for informative purposes but not for voting on  
**INITIATED BY:** City Planner  
**AGENDA:** Staff Report

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**Background:** Micah Scoggan, City Planner, compiles a short concise report outlining relevant information and presents it to the Planning Commission.

**1. Residential Growth**

- Residential growth continues as the Q1 2020 permits have exceeded the Q1 2019 building permits.
- Q1 2019 - 9
- Q1 2020 - 11 Total Permit fees were \$26,212
- The Elk Ridge subdivision and the St Andrews subdivision has continued to fill and phase 3 of Elk Ridge has sold its first lot.
- 227 Cedar St is working on pulling a building permit for the three plex that was approved for re-zoning.
- Clover Leaf is going through the preconstruction phase now.



## 2. Commercial Growth

- Commercial growth continues at a slower rate, but we have new businesses moving into 109 N Main St and Goddard Outdoor Power has moved into the building were the Goddard Gunnery use to be.
- Tanganyika is open again but only for a select amount of people who reserve the spots in advance, but the Splash park is still moving forward.

## 3. R-4 Zoning Classification

- The City Planner is looking into drafting a new zoning classification for higher density which would incorporate zero lot lines (similar to CBD) and no minimums on square footage per dwelling unit.
- This new zoning classification would be used to encourage more private sector development around the Central Business District (CBD) to encourage density and bolster existing business growth.