

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

June 8, 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 – May 11, 2020

**F) BOARD of ZONING APPEALS**

None

**G) OLD BUSINESS**

None

**H) NEW BUSINESS**

None

**I) CITY PLANNER REPORT**

1. Clover Leaf Development
2. Sign Ordinance Draft
3. Developer Map

**J) COMMISSIONER COMMENTS**

**K) ADJOURNMENT**

The Next Regular Meeting of the Planning Commission is scheduled for  
July 13, 2020 at 7pm.

**MINUTES-REGULAR SESSION  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
May 11, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday May 11, 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, Jody Dendurent, Jamie Coyne, Doug VanAmburg, Darren Cline, Shane Grafing

Commissioners absent were:

Doug Hall

Also present were: Micah Scoggan, City Planner; Thatcher Moddie Fellowship Intern

**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**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**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**

None

**ADJOURNMENT**

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

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

**Meeting adjourned at 7:41 pm.**  
**Micah Scoggan, City Planner**

**City of Goddard  
Goddard Planning Commission  
June 8, 2020  
7:00 PM**

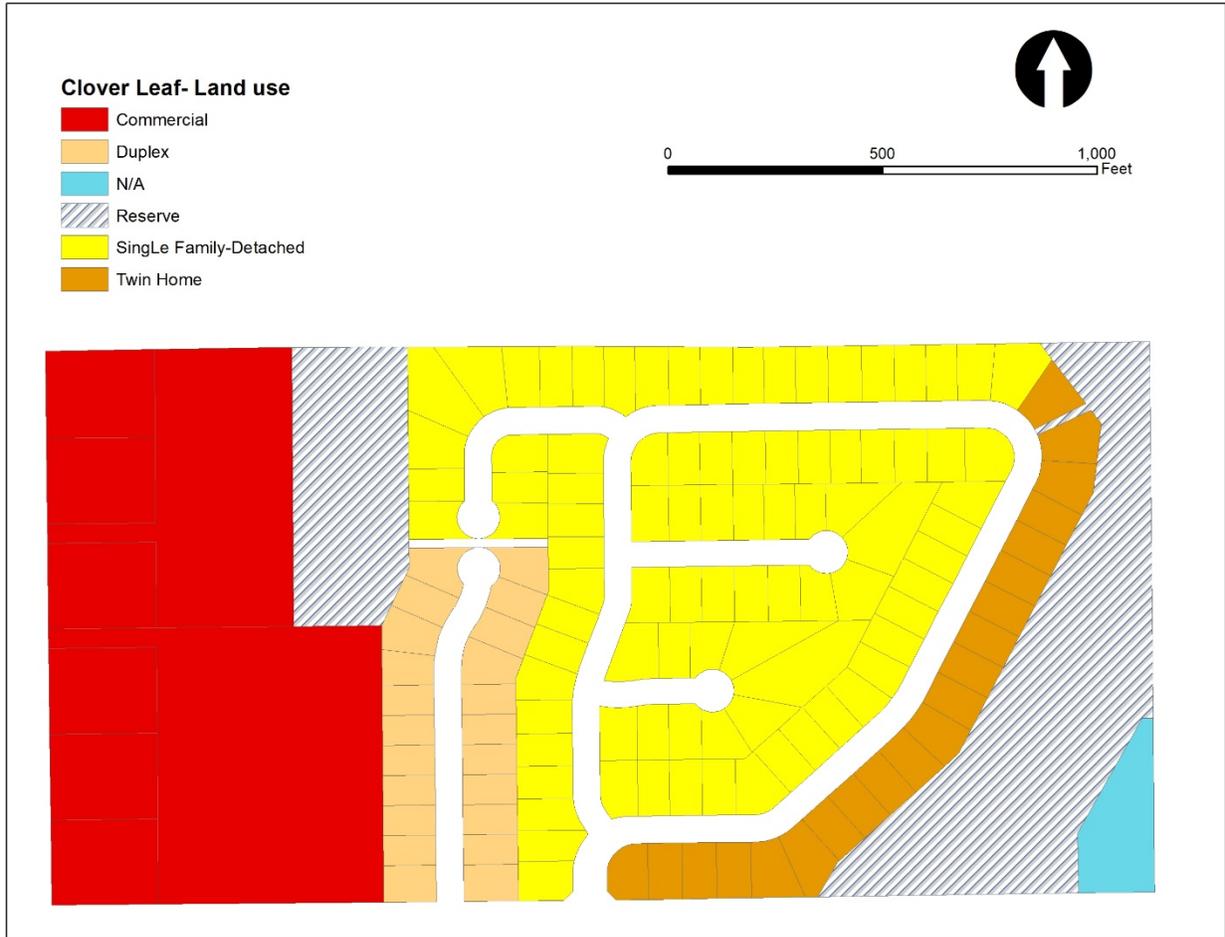
**TO:** Planning Commission  
**SUBJECT:** Several items of note for informative purposes but not for voting on  
**INITIATED BY:** City Planner  
**AGENDA:** Staff Report

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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. Clover Leaf Development**

- The Developer for the Clover Leaf development wants to change some of the lots sizes to introduce twin homes into the subdivision. This requires a boundary line adjustment and for each lot that will host a Twin home will have to be split according to the subdivision regulations under Article 2.102
- This will have to happen by the Home builder after they pour the foundation so it can be recorded accurately. Each of these lot splits will have to be approved by the Planning Commission (see **Figure 1** below)



**Figure 1: Clover Leaf land use by lot**

## **2. Sign Ordinance Draft**

- City Staff is working on a draft to be presented before the Planning Commission. This will be a draft for review but not for adoption as several different entities have expressed interest in the development of the new sign ordinance. With this in mind the draft will be presented before the Planning Commission for review and feedback and continued development and also to take into account the views and feedback of the Governing Body and the Commercial Businesses.

## **3. Developer Map**

- The City intern, working in tandem with the City planner, have created a Developer Map that can be referenced for the purposes of driving development in the City of Goddard. This map has information regarding sewer and water lines as well as zoning uses and places of interest.

Link→

<https://goddard.maps.arcgis.com/apps/webappviewer/index.html?id=0575e835dd0d4d749c2e73bcb5afeb6c>