

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

July 13, 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 – June 8, 2020

**F) BOARD of ZONING APPEALS**

None

**G) OLD BUSINESS**

1 Sign ordinance draft

**H) NEW BUSINESS**

1. Preliminary Plat for North Park  
2. Final Plat for North Park

**I) CITY PLANNER REPORT**

1. Braums  
2. Conditional Use Permit

**J) COMMISSIONER COMMENTS**

**K) ADJOURNMENT**

The Next Regular Meeting of the Planning Commission is scheduled for  
August 10, 2020 at 7pm.

**MINUTES-REGULAR SESSION  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
June 8, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday June 8, 2020. Chairman VanAmburg called the meeting to order at 7:03 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, Doug Hall

Commissioners absent were:

N/A

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

**APPROVAL OF THE AGENDA**

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

**APPROVAL OF THE MINUTES**

**MOTION:** Commissioner *Coyne* moved to approve the minutes from May 11, 2020. Commissioner *Cline* seconded the motion. The motion carried unanimously.

**CITIZEN COMMENTS**

Russ Lowen {Property Owner of Ace Hardware:19894 W Kellogg Dr} stated he spoke at the City Council meeting regarding the sign ordinance. He stated he represents multiple businesses that have given him the authority to speak on their behalf. He stated that costs were a factor but not the only factor as it also about what signs are effective with regards to speed limits and the speed of cars that view these signs when they pass by.

He stated his property has four different businesses which would all be impacted by the sign ordinance as it stands now. He mentioned that QT signs are easy to see and easy to identify and pull into the parking lot and this is similar to what he is saying. He stated he is in favor of guidance and regulations, but he would like to see common sense verbiage that works with different businesses in regards to where they are located.

**BOARD OF ZONING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**CITY PLANNER REPORT**

*Scoggan* informed the Planning Commission that 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.

*Scoggan* also informed the Planning Commission that City Staff is working on a sign ordinance 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.

*Scoggan* also informed the Planning Commission that 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.

**PLANNING COMMISSIONER COMMENTS**

*Commissioner Dendurent* wanted to know when the draft would be presented to the Planning Commission.

*Scoggan* replied he would like to present it in July.

*Commissioner Dendurent* asked if the online developer map showed if a home or property was for sale or vacant.

*Scoggan* replied it did not because it was difficult to track all of those listings without realtor data but he could put a filter on the map that showed if a lot was empty or developed.

*Commissioner Hall* asked about the overall drainage plan the City engineer was working on how far along it was.

*Scoggan* replied it was a good question, but it was amore of an engineering question and he couldn't speak on how afar the City engineer had gotten on the drainage study.

*Scoggan* also stated that the newer developments come with a drainage study but Old Goddard was built in the 1940's and 1950's and they never had a formal drainage plan put together back then so it would have to be drafted from the ground up.

*Commissioner Hall* mentioned that north of Santa Fe road and to the west of Main St tended to have water pool there after rain.

*Scoggan* agreed stating that it was a twofold problem where a ditch should be maintained by the City on the north side of Santa Fe and that the lot itself needs to be regraded by the property owner bringing in more dirt to allow water to flow off the property.

*Chair VanAmburg* asked about the drainage issue if it was specific to the lots.

*Scoggan* replied it depends on the location as some lots are bigger and require detention ponds and some lots are smaller and require little more than a culvert and ultimately it would be up to the City to bring in curbs and storm inlets. He further stated that the City has a plan to regrade 2<sup>nd</sup> street.

## **ADJOURNMENT**

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

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

*Meeting adjourned at 7:28 pm.  
Micah Scoggan, City Planner*

**City of Goddard  
Goddard Planning Commission  
July 13, 2020  
7:00 PM**

**TO:** Planning Commission  
**SUBJECT:** Sign Regulation Draft  
**PREPARED BY:** City Planner  
**AGENDA:** Old Business

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**Background:** In 2016 the City of Goddard Adopted new guidelines for regulating signage within the City limits of Goddard. The new regulations required businesses with pole signs to convert them to monument signs by December 31, 2021 In addition to this, specific zoning classifications prohibited the use of certain types of signs within that zoning classification. This has caused some consternation amongst the commercial business as certain business felt that this might be to costly or that monument signs did not meet the marketing need for being located along US-54.

On October 12, 2019, The City Planner presented a revised sign ordinance which included some of the changes mentioned. Ultimately this revision was tabled and not formally adopted and as such it has been moved to a working draft that is being presented today. The Planning Commission will review and provide feedback on what they think should be added or removed to improve the sign ordinance.

**Analysis:** Revisiting the sign regulations resulted in some of the following changes that are currently being presented:

1. The December 31, 2021 amortization deadline has been removed
2. New verbiage has been added that clearly states no signs will be denied based on their content.
3. Existing pole signs will be considered “Grandfathered” in and will not need to be converted to monument signs
4. A sign matrix will be used to determine what sign types may be placed next to a business and it will be predicated on the speed limit of the adjacent street.
5. Sign types and quantities will be based on this matrix.

**Financial:** No cost required at this time

**Legal Considerations:** Approved as to form

**Recommendation/Actions:** No recommendations or Actions needed. Receive and file comments from Planning Commission.

**Attachments:** Exhibit G.1a Sign Ordinance Draft (4 Pages)

**ARTICLE 7. SIGNS**

100 Sign Permits

- A. No sign, except for signs listed in Section 7-103, shall be constructed, erected, enlarged, relocated or structurally altered until a permit for such sign has been obtained in accordance with the procedure set out in Article 9 of these regulations. No building or sign permit for any sign shall be issued unless the sign complies with the regulations of this Article 7. All signs lawfully existing at the time of passage of these regulations may remain in use.
- B. The subject matter of the sign, including the topic discussed or the idea or message expressed, shall play no role in determining whether to grant or deny a permit.
- C. The purpose of this article is to safeguard the public use of the streets and the sidewalk area and to equitably enhance the public use of the streets and the sidewalk area and to equitably enhance the visual environment. (See Section 2-102 for definition of SIGN.) (See K.S.A. 68-2231, et seq. for state sign regulations.)

101 Classification of Signs

- A. Awning, Canopy or Marquee Sign: A sign that is mounted or painted on, or attached to, an awning, canopy or marquee that is otherwise permitted by these regulations. No such sign shall project further below than seven feet from the ground level or beyond the physical dimensions of the awning, canopy or marquee.
- B. Free Standing Sign: Any sign which is independent of the principal building and is standalone, requiring no built structure for support. This type does not include Pole Signs or Monument Signs
- C. Pole Sign: Any sign placed upon a pole or poles made of wood, metal or any other material.
- D. Monument Sign: Any sign placed upon, or supported by, the ground independent of the principal or accessory buildings or structures on the property, with little or no open space between the ground and the sign and having a structure of masonry, wood, or materials similar in appearance as approved by the building official. To qualify as a monument sign, the base material must be at least 50% the length and width of the display area of the sign.
- E. Projecting Sign: A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.
- F. Roof Sign: A sign totally supported on the roof of a building which does not project more than 12 inches beyond the face of the structure.
- G. Temporary Sign: A sign in the form of a banner, pennant, valance or advertising display constructed of fabric, cardboard, wallboard or other lightweight materials, with or without a frame, intended for temporary display.
- H. Wall Sign: A sign fastened to or painted on a wall of a building or structure in such a manner that the wall becomes merely the supporting structure or forms the background surface, and which does not project more than twelve inches from such building.
- I. Portable Signs: A portable sign is defined as a temporary on-site sign designed in such a manner as to be readily movable and not permanently attached to the premises, such as A-frames, trailer signs, signs placed on vehicles, beacon lights and other similar signs. Removal of any wheels shall not change the definition of being readily removable.

## 102 General Standards

- A. Gross Surface Area of Sign. The entire area within a single continuous perimeter enclosing the extreme limits of such sign, and in no case passing through or between any adjacent elements of same. Such limits of such sign and which do not form an integral part of the display. When two or more signs are located on a zoning lot, the gross surface area of all signs on the lot shall not exceed the maximum gross surface per street frontage set by the applicable district regulations, except as is provided by Section 7-102B. Signs on interior lots which may be viewed from both directions of the adjacent street are considered to have a single gross surface area.
- B. Corner and Through Lots. On corner and through lots, each lot line that abuts a street or highway shall be considered a separate street frontage. On corner and through lots, restrictions that are phased in terms of the number of signs per zoning lot shall be deemed to permit the allowable number of signs to face each street or highway that abuts the lot with the exception of pole signs or monument signs.
- C. Height of Sign. The maximum height of signs shall be measured from ground level at the base of or below the sign to the highest element of the sign and shall be determined for purposes of Article 7 as independent from the maximum structure height for zoning districts.
- D. Building and Electrical Codes Applicable. All signs must conform to the structural design standards of any applicable building code. Wiring of all electrical signs must conform to any applicable electrical code.
- E. Illuminated Signs. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district or upon any public street or park. Any brightly illuminated sign, located on a lot adjacent to or across the street from any residential district, which is not otherwise shaded and visible from such residential district, shall not be illuminated between the hours of 11 P.M. and 7 A.M.
- F. Flashing or Moving Signs. No flashing signs, rotating or moving signs, animated signs, signs with moving lights or signs which create the illusion of movement shall be permitted in any residential district. (See Section 2-102 for definition of SIGN.)
- G. Metal and Nonmetal Signs. Signs constructed of metal and illuminated by any means requiring internal wiring or electrically wired accessory fixtures attached to a metal sign shall maintain a free clearance to grade of eight feet. Accessory lighting fixtures attached to a nonmetal frame sign shall also maintain a clearance of eight feet to grade. Metal or nonmetal signs, whether illuminated or not, shall maintain a clearance of at least seven feet underneath awnings, canopies or marquees.
- H. Access Way or Window. No sign shall block any access way or window required by and applicable building, housing, fire or other codes or regulations.
- I. Signs on Utility Poles. No sign shall be attached to a utility pole without prior written approval of the utility company that installed or maintains the pole.
- J. Traffic Safety.
  - 1. No sign shall be maintained at any location where by reason of its position, size, shape or color; it may obstruct, impair, obscure, interfere with the view of, or be confused with; any traffic control sign, signal or device: or where it may interfere with, mislead or confuse traffic.
  - 2. No sign shall be located in any vision triangle as defined in Section 2-102, except official traffic signs and signs mounted eight feet or more above the ground whose supports, not exceeding two, do not exceed 12 inches at the widest dimension and, thus, do not constitute an obstruction.

- K. Location. No sign or structure thereof shall be permitted on a public right-of-way or public easement. No sign shall be permitted to project over a public right-of-way or public easement, except with the approval of the Board of Zoning Appeals as a conditional use, or as a permitted use in the C-1 Central Business District. Any unauthorized sign placed on public property, including the public street right-of-way, is declared to be a public nuisance and be the cause of its removal and impoundment without notice. If not redeemed within 30 days by the owner paying a service charge, the City may dispose of the sign in any manner deemed appropriate. The Zoning Administrator may revoke the permit for any sign deemed to be in violation of Section 7-102L or of any condition on which the permit was based and order its removal within a reasonable period consistent with public safety.

103 Exemptions certain signs can have varying types of exemptions. The three types of exemptions are: Exempt from the regulations but still requires a permit. Exempt from needing a permit but must abide by the general regulations. Exempt from all regulations and permits.

The following signs shall be exempt from the requirements of this Article and needing a permit:

- A. Signs of duly constituted governmental body including school districts such as traffic or similar regulatory devices, legal notices, warnings at railroad crossings, identification purposes and other instructional or regulatory signs having to do with health, safety, parking, swimming, dumping, etc.
- B. Flags or emblems of a government or of a political, civic, philanthropic, educational or religious organization, when displayed on private property.
- C. Small signs, not exceeding five square feet in gross surface area, displayed on private property.
- D. Address numerals and other signs required to be maintained by law, rule or regulation; provided, that the content and size of the sign does not exceed such requirements.
- E. Scoreboards in athletic fields or stadiums.
- F. Temporary signs that serve to market a new business for short period of time and are intended to be removed once the new business has been fully erected or during a brief sale period of discounted goods.

The following signs are exempt from the regulations but must have a permit:

- A. Entry way monument signs or marketing signs that signify an entrance into a residential subdivision.
- B. Residential marketing signs for a new subdivision.

The following signs are exempt from the zoning permit requirements of Section 7-100, but shall comply with all of the other regulations imposed by this Article.

- A. Nameplate signs not exceeding two square feet in gross surface area accessory to a residential building, including all types of manufactured and mobile homes.
- B. Identification signs not exceeding 40 square feet in gross surface area accessory to a multiple-family dwelling.
- C. Bulletin board signs not exceeding 40 square feet in gross surface area accessory to a church, private school, or public or nonprofit institution.
- D. Temporary signs which do not exceed 5 square feet

104 Regulations

Specific signs are allowed based on the speed limit of the street the building frontage faces. On corner lots each side of the building facing the street will be considered a sperate frontage. If a business erects a monument sign it cannot have a pole sign as well. One would be considered in lieu of the other.

Commercial			Industrial		
Speed Limit	Type	Quantity Allowed	Speed Limit	Type	Quantity Allowed
20-30	Awning, Canopy or Marquee	1	20-30	Awning, Canopy or Marquee	1
	Free standing sign	1		Free standing sign	1
	Pole Sign	0		Pole Sign	0
	Monument Sign	1		Monument Sign	1
	Projecting Sign	1		Projecting Sign	1
	Roof Sign	1		Roof Sign	1
	Temporary Sign	1		Temporary Sign	1
	Wall Sign	1		Wall Sign	1
	Portable Sign	0		Portable Sign	0
30-40	Awning, Canopy or Marquee	1	30-40	Awning, Canopy or Marquee	1
	Free standing sign	1		Free standing sign	1
	Pole Sign	0		Pole Sign	0
	Monument Sign	1		Monument Sign	1
	Projecting Sign	1		Projecting Sign	1
	Roof Sign	1		Roof Sign	1
	Temporary Sign	1		Temporary Sign	1
	Wall Sign	1		Wall Sign	1
	Portable Sign	0		Portable Sign	0
50-60+	Awning, Canopy or Marquee	1	50-60+	Awning, Canopy or Marquee	1
	Free standing sign	1		Free standing sign	1
	Pole Sign	1		Pole Sign	1
	Monument Sign	1		Monument Sign	1
	Projecting Sign	1		Projecting Sign	1
	Roof Sign	1		Roof Sign	1
	Temporary Sign	1		Temporary Sign	1
	Wall Sign	1		Wall Sign	1
	Portable Sign	0		Portable Sign	0

**City of Goddard  
Goddard Planning Commission  
July 13, 2020  
7:00 PM**

**TO:** Planning Commission  
**SUBJECT:** North Park Preliminary Plat  
**PREPARED BY:** City Planner  
**AGENDA:** New Business

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**Background:** The City of Goddard purchased some land from the property owner of Tanganyika Wildlife Park at the corner of 183rd and Maple. This land is intended to be used for the development of a public park and as such it is going through the Platting process for development. The Plat will have to be revised later when the design of the park is approved, and the City knows where they want to place buildings and water/ sewer mains and streets.

**Analysis:**

- A drainage plan will be drafted when the park's layout has been determined.
- The Final Plat will be amended when the design of the Park has been finalized showing the easements and roads locations.
- All preliminary platting requirements have been met by the City Engineer and all the surveying work was done by Savoy as a third party contractor.

**Financial:** No cost required at this time

**Legal Considerations:** Approved as to form

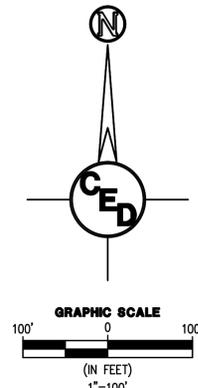
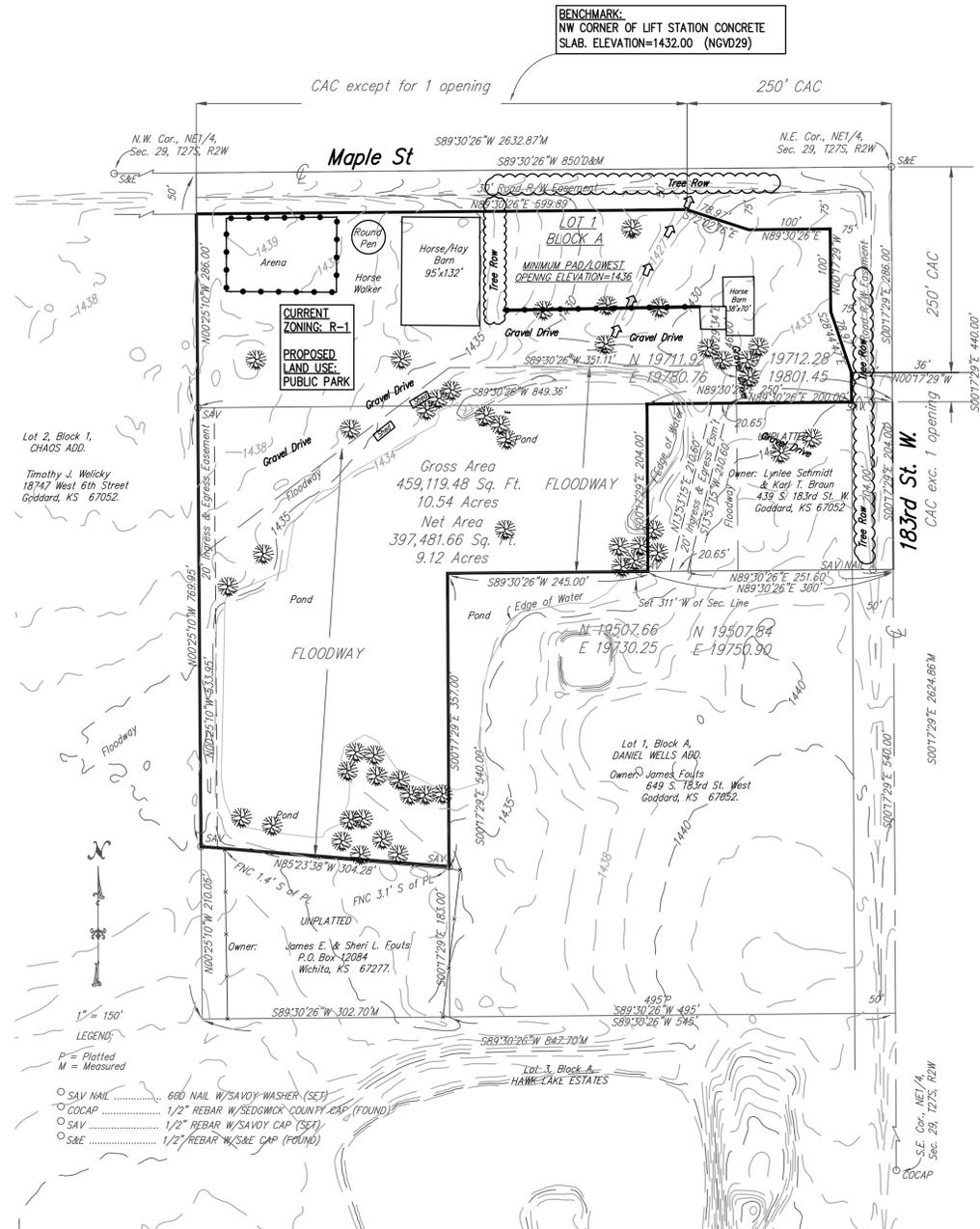
**Recommendation/Actions:** It is recommended that the planning Commission approve the preliminary plat as presented.

**Attachments:** Exhibit H.1a North Park Plat (1 Page)

# PRELIMINARY PLAT

## GODDARD NORTH PARK ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDGWICK COUNTY, KANSAS



**LEGEND**

- = 1/2"x24" Rebar Set this Survey w/D. Cap "JLA 921"
- = #5 Bar Found
- △ = Government Corner Found
- C = Calculated
- M = Measured
- D = Deed

**BENCHMARK:**  
NW CORNER OF LIFT STATION CONCRETE SLAB. ELEVATION=1432.00 (NGVD29)

**PROPOSED LAND USE:**  
PUBLIC PARK

**LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION**

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY MARK A. SAVOY, P.S. #788, ON OR ABOUT AUGUST 9, 2019 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION:**  
THE EAST 474 FEET OF THE NORTH 490 FEET OF THE NORTHEAST QUARTER(NE/4) OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 240 FEET OF THE EAST 300 FEET THEREOF;  
AND  
A TRACT BEGINNING AT A POINT 474 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER(NE/4) OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NE/4 490 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NE/4 71 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NE/4 539.88 FEET; THENCE WEST 302.70 FEET; THENCE NORTH 1029.62 FEET TO THE NORTH LINE OF SAID NE/4; THENCE EAST 376 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT CERTAIN TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, DANIEL WELLS ADDITION, SEDGWICK COUNTY, KANSAS, THENCE SOUTH 89°30'26" WEST A DISTANCE OF 302.70 FEET, THENCE NORTH 00°25'10" WEST A DISTANCE OF 210.05 FEET, THENCE NORTH 85°23'38" EAST A DISTANCE OF 304.28 FEET, THENCE SOUTH 00°17'29" EAST A DISTANCE OF 183 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

MARK A SAVOY, PS #788  
DATE: \_\_\_\_\_ MARK A SAVOY, PS #788

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF KANSAS) SS  
CITY OF GODDARD)

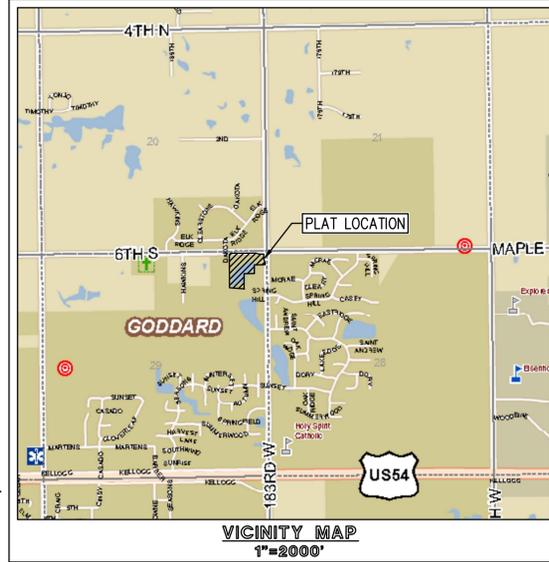
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT, A BLOCK, AND A STREET TO BE KNOWN AS "GODDARD NORTH PARK ADDITION" IN GODDARD, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY RESERVE PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, BLOCK A UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE EASEMENT, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID GOVERNING BODY. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION. LOTS PLANNED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. THE MINIMUM PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES IS HEREBY GRANTED AS INDICATED ON THE FACE OF THE PLAT.

JAMEY BLUBAUGH, MAYOR

STATE OF KANSAS) SS  
CITY OF GODDARD)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY JAMEY BLUBAUGH, MAYOR.

SEAL OR STAMP \_\_\_\_\_ NOTARY PUBLIC  
MY APPOINTMENT EXPIRES: \_\_\_\_\_



**PLANNING COMMISSION CERTIFICATE**

THIS PLAT OF "GODDARD NORTH PARK ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE GODDARD PLANNING COMMISSION, GODDARD, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GODDARD, KANSAS PLANNING COMMISSION

BY \_\_\_\_\_ CHAIR  
DOUG VANAMBURG

ATTEST: \_\_\_\_\_ SECRETARY  
MICAH SCOGGIN

**CITY COUNCIL CERTIFICATE**

STATE OF KANSAS) SS  
CITY OF GODDARD)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF GODDARD, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ MAYOR  
JAMEY BLUBAUGH, MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK  
TERI LAYMON

**CITY ATTORNEY CERTIFICATE**

STATE OF KANSAS) SS  
CITY OF GODDARD)

THIS PLAT IS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ CITY ATTORNEY  
RYAN PECK

**TRANSFER RECORD**

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ COUNTY CLERK  
KELLY B. ARNOLD

**REGISTER OF DEEDS**

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ A.M. - P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ REGISTER OF DEEDS  
TONYA BUCKINGHAM

\_\_\_\_\_ DEPUTY  
KENLY ZEHRING

**COUNTY SURVEYOR CERTIFICATE:**

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KANSAS  
TRICIA L. ROBELLO, PS #1246

**CLOSURE COMPUTATION**  
PERIMETER=3,124.0584'  
AREA=9.1249 ACRES  
NORTHING ERROR=0.0016'  
EASTING ERROR=0.0062'  
ERROR OF CLOSURE=0.0065'  
PRECISION=1:480,624.369

**SURVEYOR:**  
MARK A. SAVOY, L.S. 921  
SAVOY COMPANY, PA  
433 S HYDRAULIC  
WICHITA, KANSAS 67211  
(316) 265-0005

**OWNER:**  
CITY OF GODDARD, KANSAS  
118 NORTH MAIN  
GODDARD, KS 67052

NOTE: BOUNDARY SURVEY COMPLETED BY SAVOY COMPANY, P.A. ON OR ABOUT AUGUST 9, 2019.

CIVIL DRAWINGS PREPARED BY:

**CERTIFIED ENGINEERING DESIGN, P.A.**

1935 WEST MAPLE STREET  
WICHITA, KANSAS 67213  
PH: (316) 262-8808  
FAX: (316) 262-1669

SHEET 1  
TOTAL 1

**City of Goddard  
Goddard Planning Commission  
July 13, 2020  
7:00 PM**

**TO:** Planning Commission  
**SUBJECT:** North Park Final Plat  
**PREPARED BY:** City Planner  
**AGENDA:** New Business

---

**Background:** The City of Goddard purchased some land from the property owner of Tanganyika Wildlife Park at the corner of 183rd and Maple. This land is intended to be used for the development of a public park and as such it is going through the Platting process for development. The Plat will have to be revised later when the design of the park is approved, and the City knows where they want to place buildings and water/ sewer mains and streets.

**Analysis:**

- A drainage plan will be drafted when the park's layout has been determined.
- The Final Plat will be amended when the design of the Park has been finalized showing the easements and roads locations.
- All Final platting requirements have been met by the City Engineer and all the surveying work was done by Savoy as a third party contractor.

**Financial:** No cost required at this time

**Legal Considerations:** Approved as to form

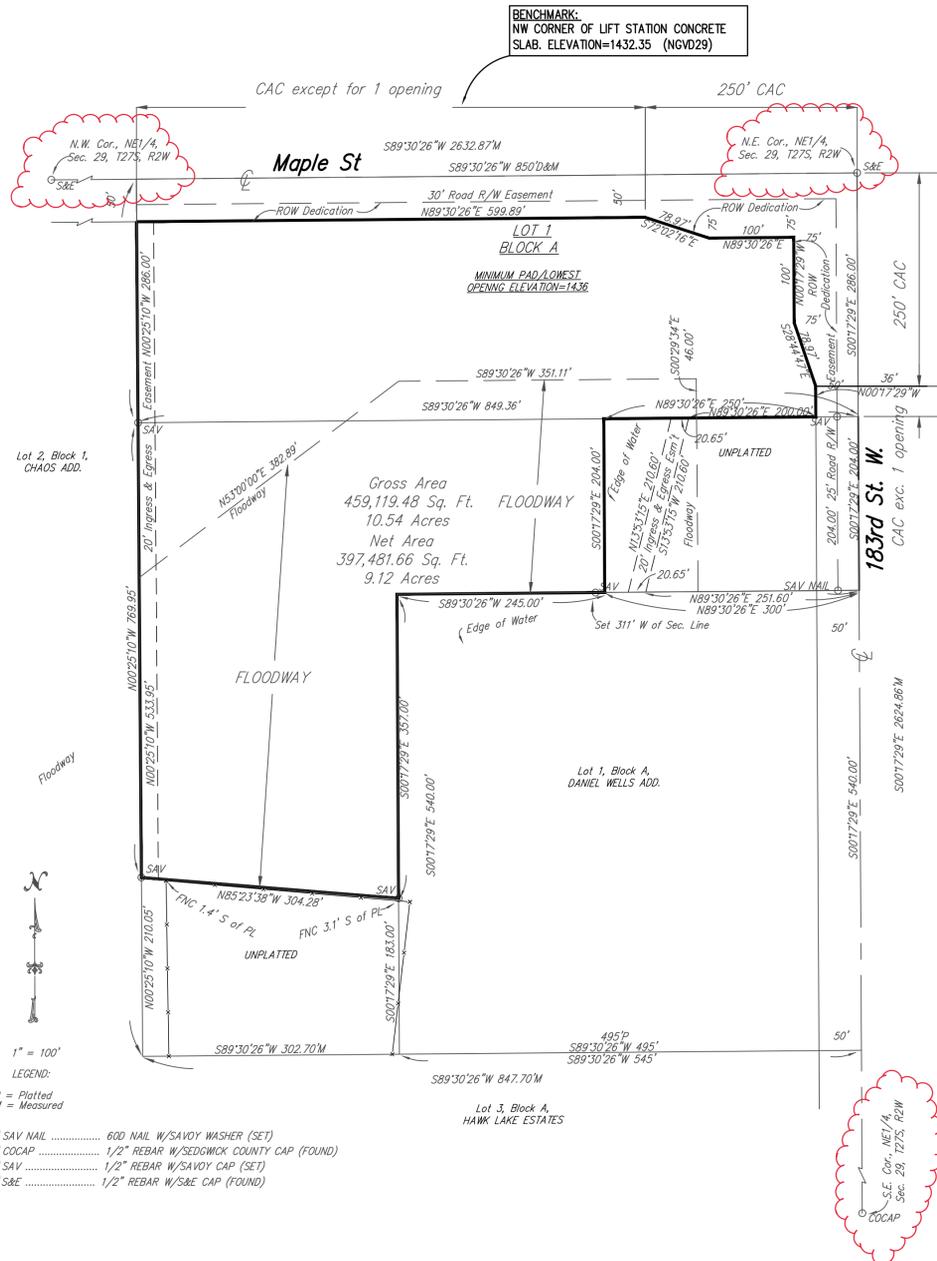
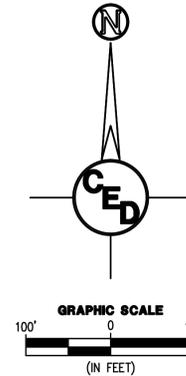
**Recommendation/Actions:** It is recommended that the planning Commission approve the Final Plat as presented.

**Attachments:** Exhibit H.1a North Park Plat (1 Page)

# FINAL PLAT

## GODDARD NORTH PARK ADDITION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 27 SOUTH, RANGE 2 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, SEDGWICK COUNTY, KANSAS



- 1" = 100'
- LEGEND:
- P = Platted
  - M = Measured
  - SAV NAIL ..... 60D NAIL W/SAVOY WASHER (SET)
  - COCAP ..... 1/2" REBAR W/SEGWICK COUNTY CAP (FOUND)
  - SAV ..... 1/2" REBAR W/SAVOY CAP (SET)
  - S&E ..... 1/2" REBAR W/S&E CAP (FOUND)

### LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL SURVEYOR IN SAID STATE, DO HEREBY CERTIFY THAT UNDER MY SUPERVISION, THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED BY MARK A. SAVOY, P.S. #788, ON OR ABOUT AUGUST 9, 2019 AND THAT THE ACCOMPANYING FINAL PLAT PREPARED AND ALL THE MONUMENTS SHOWN HEREIN EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN, UNLESS OTHERWISE NOTED, TO THE BEST OF MY KNOWLEDGE AND IS DESCRIBED AS FOLLOWS:

### LEGAL DESCRIPTION:

THE EAST 474 FEET OF THE NORTH 490 FEET OF THE NORTHEAST QUARTER(NE/4) OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS, EXCEPT THE SOUTH 204 FEET OF THE EAST 300 FEET THEREOF;  
AND  
A TRACT BEGINNING AT A POINT 474 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER(NE/4) OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 2 WEST, SEDGWICK COUNTY, KANSAS; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NE/4 490 FEET; THEN WEST PARALLEL WITH THE NORTH LINE OF SAID NE/4 71 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NE/4 539.86 FEET; THENCE WEST 302.70 FEET; THENCE NORTH 1029.82 FEET TO THE NORTH LINE OF SAID NE/4; THENCE EAST 376 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT CERTAIN TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK A, DANIEL WELLS ADDITION, SEDGWICK COUNTY, KANSAS, THENCE SOUTH 89°30'26" WEST A DISTANCE OF 302.70 FEET, THENCE NORTH 00°25'10" WEST A DISTANCE OF 210.05 FEET, THENCE SOUTH 85°23'38" EAST A DISTANCE OF 304.28 FEET, THENCE SOUTH 00°17'29" EAST A DISTANCE OF 183 FEET TO THE POINT OF BEGINNING.

ALL PUBLIC EASEMENTS AND DEDICATIONS BEING VACATED BY VIRTUE OF K.S.A. 12-512b, AS AMENDED.

MARK A SAVOY, PS #788

DATE: \_\_\_\_\_ MARK A SAVOY, PS #788

### OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS) SS  
CITY OF GODDARD)

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO A LOT, A BLOCK, AND A STREET TO BE KNOWN AS "GODDARD NORTH PARK ADDITION" IN GODDARD, SEDGWICK COUNTY, KANSAS. THE STREET IS HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC. ACCESS CONTROLS ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AS INDICATED ON THE FACE OF THE PLAT. THE FLOODWAY RESERVE EASEMENT IS HEREBY RESERVED FOR FLOODWAY RESERVE PURPOSES AND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, BLOCK A UNTIL SUCH TIME AS THE APPROPRIATE GOVERNING BODY ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENTS TO THE DRAINAGE. NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED ON OR WITHIN SAID FLOODWAY RESERVE EASEMENT, NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK BE CARRIED ON WITHOUT THE PERMISSION OF THE ENGINEER FOR SAID GOVERNING BODY. FEMA FLOODPLAIN AND REGULATORY FLOODWAY BOUNDARIES ARE SUBJECT TO PERIODIC CHANGE AND SUCH CHANGE MAY AFFECT THE INTENDED LAND USE WITHIN THE SUBDIVISION. LOTS PLATTED HEREIN MAY BE SUBJECT TO FUTURE GRADING PLANS. A MASTER DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. THE MINIMUM PAD ELEVATION FOR LOWEST OPENING INTO STRUCTURES IS HEREBY GRANTED AS INDICATED ON THE FACE OF THE PLAT.

\_\_\_\_\_ JAMEY BLUBAUGH, MAYOR

STATE OF KANSAS) SS  
CITY OF GODDARD)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY JAMEY BLUBAUGH, MAYOR.

SEAL OR STAMP \_\_\_\_\_, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATE

THIS PLAT OF "GODDARD NORTH PARK ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE GODDARD PLANNING COMMISSION, GODDARD, KANSAS. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

GODDARD, KANSAS PLANNING COMMISSION

BY \_\_\_\_\_ CHAIR  
DOUG VANAMBURG

ATTEST: \_\_\_\_\_ SECRETARY  
MICAH SCOGGIN

### CITY COUNCIL CERTIFICATE

STATE OF KANSAS) SS  
CITY OF GODDARD)

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ACCEPTED BY THE CITY COUNCIL OF GODDARD, KANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_ MAYOR  
JAMEY BLUBAUGH, MAYOR

ATTEST: \_\_\_\_\_ CITY CLERK  
TERI LAYMON

### CITY ATTORNEY CERTIFICATE

STATE OF KANSAS) SS  
CITY OF GODDARD)

THIS PLAT IS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ CITY ATTORNEY  
RYAN PECK

### TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ COUNTY CLERK  
KELLY B. ARNOLD

### REGISTER OF DEEDS

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT \_\_\_\_\_ A.M. - P.M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ REGISTER OF DEEDS  
TONYA BUCKINGHAM

\_\_\_\_\_ DEPUTY  
KENLY ZEHRING

### COUNTY SURVEYOR CERTIFICATE:

STATE OF KANSAS) SS  
SEDGWICK COUNTY)

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_ DEPUTY COUNTY SURVEYOR  
SEDGWICK COUNTY, KANSAS  
TRICIA L. ROBELLO, PS #1246

SURVEYOR:  
MARK A. SAVOY, L.S. 921  
SAVOY COMPANY, PA  
433 S HYDRAULIC  
WICHITA, KANSAS 67211  
(316) 265-0005

OWNER:  
CITY OF GODDARD, KANSAS  
118 NORTH MAIN  
GODDARD, KS 67052

NOTE: BOUNDARY SURVEY COMPLETED BY SAVOY COMPANY, P.A. ON OR ABOUT AUGUST 9, 2019.

### CLOSURE COMPUTATION

PERIMETER=3,166.11'  
AREA=10.4679 ACRES  
NORTHING ERROR=-0.1085  
EASTING ERROR=0.0016  
ERROR OF CLOSURE=-0.1085  
PRECISION=1:30,127

BENCHMARK:  
NW CORNER OF LIFT STATION CONCRETE  
SLAB. ELEVATION=1432.35 (NGVD29)

CIVIL DRAWINGS PREPARED BY:		
<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	SHEET 1 TOTAL 1

**City of Goddard  
Goddard Planning Commission  
July 13, 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. Braums**

The Architect representing Braums has reached out to review any necessary Planning Related requirements prior to pulling permits for construction. They anticipate pulling permits for the development in October/November.

**2. Conditional Use Permit For 1605 E Elk Ridge Ave**

The property owner at 1605 E Elk Ridge Ave would like to have the Planning Commission review a Conditional Use Permit for a detached garage. The Garage exceeds the maximum allowable 720 square feet and as such it needs to be reviewed and approved by the Planning Commission. This has been scheduled for August 8<sup>th</sup> 2020

**3. Commercial Development Growth**

Several businesses in Goddard are expanding in terms of new buildings and several businesses have contacted the City Planner for locating into Goddard. Any new commercial business will need to have a site plan submitted for Planning Commission approval. Any existing building that is adding a new primary building or attachment needs to have a site plan submitted. Any accessory commercial buildings do not need to have a site plan approved.