

**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 2nd 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