

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
January 11, 2021**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday January 11, 2021. Chair VanAmburg called the meeting to order at 7:02 p.m. Chair VanAmburg led in the Pledge of Allegiance and led the Invocation.

Commission members present were:

Jamie Coyne, Doug Hall, Doug VanAmburg, Darrin Cline

Commissioners absent were:

Jody Dendurent, Shane Grafing, Justin Parks

Also present were: Micah Scoggan, City Planner; Thatcher Moddie Assistant to the City Administrator; Mark Savoy of Savoy Surveying

APPROVAL OF THE AGENDA

MOTION: Commissioner *Hall* moved to approve the agenda. Commissioner *Coyne* seconded the motion. The motion carried unanimously.
4-0

APPROVAL OF THE MINUTES

MOTION: Commissioner *Coyne* moved to approve the minutes from December 14, 2020. Commissioner *Hall* seconded the motion. The motion carried unanimously.
4-0

CITIZEN COMMENTS

None

BOARD OF ZONING

None

OLD BUSINESS

None

NEW BUSINESS

H.1 Preliminary Plat for McCullough Addition

Scoggan introduced the subject. He stated the Savoy Company, P.A has submitted a preliminary plat on behalf of the developer Jesse McCullough. This plat is for one parcel to be used for the building of a single family-detached primary residence. This was a requirement given to Mr McCullough due to K.S.A 12-764 and K.S.A 12-752 requiring vesting of development rights after the recording of a plat. This statute plays into the City of Goddard subdivision regulations Article 12.102 which has similar language and Article 9.101.A-1-2 which requires all new buildings to exist on platted land. The preliminary plat can be considered concurrently with the final plat. After which the final plat (if approved) must be approved by the City Council.

Scoggan stated it is staffs recommendation that the Planning Commission approve the preliminary plat for the McCullough addition.

Chair VanAmburg said he would like to hear some discussion and if not then a motion.

Mark Savoy said he did not have any comments. He only wanted to meet the requirements of the Planning Commission.

Jamie Coyne stated he did not see any issues.

MOTION: *Commissioner Coyne* motioned to approve the preliminary plat for the McCullough Addition. *Commissioner Hall* seconded the motion.

Motion Carried **4-0**

H.2 Final Plat for McCullough Addition

Scoggan introduced the subject. He stated the Savoy Company, P.A has submitted a Final Plat on behalf of the developer Jesse McCullough. This plat is for one parcel to be used for the building of a single family-detached primary residence.

This was a requirement given to Mr McCullough due to K.S.A 12-764 and K.S.A 12-752 requiring vesting of development rights after the recording of a plat.

This statute plays into the City of Goddard subdivision regulations Article 12.102 which has similar language and Article 9.101.A-1-2 which requires all new buildings to exist on platted land. The final plat (if approved) must be approved by the City Council.

MOTION: *Commissioner Hall* motioned to approve the preliminary plat for the McCullough Addition. *Commissioner Coyne* seconded the motion.

Motion Carried **4-0**

H.3 Voting on Chair and Vice Chair

Scoggan introduced the subject. He stated that according to the Planning Commission bylaws the position of Chair and Vice Chair must be decided by a decision of the Planning Commission annually. This is done by selecting individuals from amongst existing Planning Commission members.

He further stated the Commission shall organize annually at the first regular meeting after the annual appointment of new members, which is normally the first City Council in December. Commissioners are appointed by the Mayor and confirmed by the City Council for a term of three calendar years on a staggered basis, with approximately one third of the Commission reappointed each year.

The Commission shall elect a Chairperson and a Vice-Chairperson from among the appointed members at the annual organization meeting. The officers shall serve for one year.

After digital voting was issued the position of Chair was decided and *Doug VanAmburg* was selected.

After digital voting was issued the position of Vice Chair was decided and *Shane Grafing* was selected.

MOTION: None required

H.4 Economic report

Scoggan introduced the subject. He stated this is an economic report prepared by the City Planner outlining the year in review and to highlight certain trends that could continue into the new year. This is to receive and file only and no formal action must be taken.

He stated the City had 38 Single Family Detached building permits pulled in 2019 and in 2020 they had 60 showing a significant growth. In 2019 the City had 12 Multi-family permits and in 2020 they had 23.

He stated that every building permit submits a valuation of their project and this was summarized into a pie chart showing the strong residential growth as well as the commercial developments.

He stated that White Collar, Blue Collar and the Services Industry largely stayed the same but he anticipated with businesses allowing the office workers to work remotely there will be a strong desire to work and live in Goddard which is a relatively new phenomenon.

MOTION: None required

CITY PLANNER REPORT

Scoggan stated that review of the subdivision regulations typically happens in January but with the time committed to this review he wanted it to be separated from the busy agenda of January. He further stated that on February 8, 2021 the Planning Commission will review the Subdivision

regulations, as needed, for a further understanding of the existing regulations. This will include the updated zoning map and any potential changes that may occur in the upcoming year.

Scoggan stated the City Planner will begin to have public meetings to discuss the rezoning of a portion of old Goddard. It might be more conducive to the decision-making process if more of the citizens are involved in the discussion.

He further stated he would like to involve the citizens in the conversation to stave off any misconceptions and to show the citizens how they would benefit from it.

He further stated the Planning Commission might want to consider a new zoning classification since the current R-3 zoning classification might not get the results they are hoping for long term.

PLANNING COMMISSIONER COMMENTS

None

ADJOURNMENT

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

Commissioner *Coyne* seconded the motion.

The motion carried **4-0**

Meeting adjourned at 7:30 pm.

Micah Scoggan, City Planner