

**MINUTES-REGULAR MEETING
CITY OF GODDARD
PLANNING COMMISSION & BOARD of ZONING APPEALS
118 NORTH MAIN, GODDARD, KS
MONDAY, JANUARY 14, 2019**

- A. CALL TO ORDER:** The City of Goddard Planning Commission/Board of Zoning Appeals met in a Regular Session on Monday, January 14, 2018 at 7:00 p.m. *Chairman VanAmburg* called the meeting to order.

Commissioners Present

*Doug VanAmburg
Doug Hall
Shane Grafing
Jamie Coyne*

Commissioners Absent

*Darrin Cline
Justin Parks*

City staff present

*Micah Scoggan, City Planner & Code Enforcement
Craig Crossette, Assistant to the City Administrator

(Developer)*

Guest

*Logan Mills CED Engineer (Consultant)

Jennifer McCabe Excel Development*

- B. PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Hall* led the Commission in the Pledge of Allegiance and Invocation.
- C. APPROVAL OF THE AGENDA:** *Commissioner VanAmburg* called to Accept the Agenda as presented. *Commissioner Hall* moved to accept the Agenda as presented. *Commissioner Coyne* seconded the motion. **Motion carried 4-0.**
- D. CITIZEN COMMENTS:** *Commissioner VanAmburg* opened the floor to citizen comments at 7:02pm *Justin Streelow* voiced his concern about rainwater runoff and the washout from rainwater on farm land. This was addressed in part by *Logan Mills* of CED who assured Mr Streelow that all proper drainage procedures were being followed for this development as well as all developments as required by the Planning procedures of the City of Goddard, KS. *Vance Knoll* voiced his opposition to multi-family development in the area regarding diminishing home values as a consequence of the development.
- E. APPROVAL OF MINUTES:** *Craig Crossette* presented the meeting minutes from the meeting of December 10, 2018. *Commissioner Hall* moved to approve the minutes as presented. *Commissioner Grafing* seconded the motion. **Motion carried 4-0.**
- F. BOARD OF ZONING APPEALS:**
- G. OLD BUSINESS:**
- H. NEW BUSINESS:**

1. Zoning Amendment for the Medical Lodge project

Crossette introduced the subject. *Crossette* outlined the project briefly highlighting the Goddard Senior Homes LLC, or Medical Lodge, development and its general location in relation to the surrounding cities properties. *Crossette* explained that the developing group have submitted an application requesting a change of zoning for property located east of Easy Street, approximately 750 feet south of Kellogg. This property contains around 5 acres and is currently zoned a mix of R-1 residential and R-3 residential. The applicant requests the change of zoning to R-3 multi-family residential in order to permit the development of 12 additional two-family residential units and one community building. *Chairman VanAmburg* then opened the public hearing at 7:25pm during which a gentleman who did not mention his name voiced his concern about traffic congestion in the area and what can be done to mitigate the situation in that area. Most of the traffic concern was focused on Easy street as that street reaches a dead end to the south by the new proposed development. People voiced their concern about speeding through that area to which it was reiterated this would be for 55 and older senior living. Citizen comments questioned the possibility of ingress and egress through the vacant lot owned by the city at Legal LOT 10 BLOCK A PRUITT ADD. EXEMPT 2199-1 into the development site or the possibility of ingress egress through Kellogg corridor to the north. Regarding these questions it was further elaborated that for such a transportation development to occur it would need to go through a platting process as the majority of that tract of land has yet to be platted. Larry Lufte was curious about what is the current zoning and what future developments would be done to the north of the property to which it was replied that future development would need to go through the Planning process and is as yet undecided. *McCabe* further emphasized that this development was in fact duplexes stepping down in density from the current existing fourplexes and would once again serve elderly citizens. She further pointed out that the community center listed in the site plan was for residents only and not city wide use.

Commissioner VanAmburg questioned the citizen directly about his desire to see only single-family oriented development which the gentlemen responded it would require more transportation ingress into that area.

Commissioner Hall moved to allow the rezoning of the Medical lodge properties. *Commissioner Grafting* seconded the motion **Motion carried 4-0**

2. Medical Lodge Preliminary Plat

Crossette introduced the subject. He outlined the projects adherence to the City of Goddard's subdivision regulations, further showing how the preliminary plat was submitted to the appropriate City staff and area utility companies for review. *Crossette* further highlighted proposed changes and comments from technical staff reviews allowing time for each question and answer of the analysis to be displayed for brief review by the Planning Commission. Those changes and comments were communicated to the applicant and were incorporated in the copy of the preliminary plat. He went on to state that Staff has reviewed the preliminary plat and found it in compliance with the City's subdivision regulations.

Commissioner VanAmburg opened the discussion to the public of which there were no comments.

Commissioner VanAmburg requested to move to a motion. *Commissioner Hall* motioned to approve the preliminary plat contingent upon staff notes listed: Approval of the drainage and utility plans by the City Engineer,

The provision of pedestrian right of way i.e. sidewalks,

And the execution of an agreement with the City to provide for the future transition of the project's interior drive to public right of way.

Commissioner Grafing seconded the motion. **Motion carried 4-0**

3. Medical Lodge Easement Vacation

Crossette introduced the subject. He introduced visual graphics illustrating the location of the easement and necessity to remove the power pole in that location along with the existing line that runs underground. Per the subdivision regulations which adopted the K.S.A regulations for easements requiring the public be notified whose property lay within 200 feet of the easement property. *Crossette* presented the Recommendation and the actions recommended for the City Council to be presented by the Planning Commission. *Commissioner Hall* moved to adopt the recommendations and actions conditional upon the following:

Approve and recommend to the Governing Body approval of an Ordinance of Vacation of a Westar utility easement located within the Easy Living Addition, Goddard, Sedgwick County, Kansas, as well as within the area currently being platted as Easy Living II Addition, Goddard, Sedgwick County, Kansas, affirming that no private rights will be injured or endangered by such vacation or exclusion, and that the public will suffer no loss or inconvenience thereby, and that in justice to the petitioner or petitioners the request ought to be granted. *Commissioner Grafing* seconded the motion. **Motion carried 4-0**

4. Medical Lodge Preliminary Site Plan

Crossette introduced the subject. He introduced the preliminary site plan design as well as the analysis that was conducted by city staff and technical staff helping to guide the decision-making process and review of essential site plan criteria. Each page of analysis was allowed to be presented for a time to allow a quick overview of the questions and answers submitted by staff and professionals. *Crossette* explained the recommendations and the actions as follows to the Planning Commission, "Approve the Preliminary Site Plan, pending acceptance of staff's conditions and any other conditions imposed by the Planning Commission" inquiring if the Planning Commission would like to adopt any more conditions *Commissioner Grafing* Inquired about screening with as landscaping as it may be required of which it was informed by *Scoggan* that it was not necessary given that it was residential abutting more residential. This was outlined in the Staff analysis (section 8) "STAFF COMMENTS: Existing landscaping on the perimeter of the project may remain, otherwise no additional landscaping shall be required" *Commissioner VanAmburg* called for a motion to adopt the Site Plan as presented. *Commissioner Coyne* so motioned. *Commissioner Grafing* seconded. **Motion carried 4-0**

I. **STAFF REPORTS:** *Crossette* spoke briefly on the Bike/PED plan adoption and the introduction and use of the Disc Golf course. He introduced *Scoggan* as the new City Planner & Code Enforcement officer for the city at which time *Scoggan* was given a brief introduction and background history before being allowed a few minutes of time to speak.

J. **COMMISSIONER COMMENTS:** None.

ADJOURNMENT: *Commissioner Coyne* moved to adjourn the meeting at 8:35 p.m. *Commissioner Coyne* seconded the motion. **Motion carried 4-0.**

Meeting adjourned at 8:35 p.m.

Minutes Pending Approval at the February 11, 2019 Meeting.