

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
FEBRUARY 10, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday February 10, 2020. Chairman VanAmburg called the meeting to order at 7:07 p.m. ViceChair Grafing led in the Pledge of Allegiance and the Invocation.

Commission members present were:

Justin Parks, Jody Dendurent, Shane Grafing, Doug Hall, Jamie Coyne, Doug VanAmburg

Commissioners absent were:

Darrin Cline

Also present were: Micah Scoggan, City Planner

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

MOTION: Commissioner *Hall* moved to approve the minutes from January 10, 2020. Commissioner *Coyne* seconded the motion. The motion carried unanimously.

CITIZEN COMMENTS

Mike Walsh {1922 N Mcrae} *VERBATIM FROM WRITTEN LETTER*

My name is Mike Walsh and I am the owner of the Farmers insurance here in Goddard and also live at 1922. N. Mcrae in the Spring Hill neighborhood. I'm here tonight to express my concerns as a business owner for the lack of affordable housing in Goddard. By affordable, I mean houses less than \$150k, and rentals that would be less than \$1k/month. As a business owner, the lack of more affordable housing hinders my ability to recruit employees to my business because people that are making entry level

wages don't want to have a large commute to work due to the expense, or because bus routes don't come to Goddard.

I bought my house here in 2013 in Spring Hill and was fortunate to find a great 3-bedroom, 3 bath house with a finished basement that didn't need a lot of work for \$133k. Today, that same house would go on the market starting at around 170-180k so at today's market, I wouldn't have even considered my house because of the price point.

Additionally, in my line of work, I speak with real estate agents who are working with young professionals, young families, or otherwise, first time home buyers who want to live in Goddard for the school district but can't because even when a home does come on the market that is in their price

range, it sells very quickly and for more than asking price. That tells me that the supply of homes less than \$150k is very small. This pushes those potential taxpayers into west Wichita where they can find neighborhoods with duplexes, condos, or even nice apartments.

I don't have the answers on how to make it happen, but I feel that as a city we need to start about 3 years ago on building an employee base that can support the additional businesses that we hope to see in the coming years. I encourage the council to proactively work toward that end.

Russell Lowen{19894 W Kellogg Dr A/B} *OWNER OF THE ACE HARDWARE STORE*

Mr Lowen said that he spends a lot of money in the community even though he does not live inside the city. He said that he felt that high end housing is very good and bring in a lot of revenue to the City but he felt that high end housing would always be here and at some point the city needs to focus on getting in more affordable housing or entry level housing.

BOARD OF ZONING

NONE

OLD BUSINESS

NONE

NEW BUSINESS

NONE

CITY PLANNER REPORT

Scoggan informed the Planning Commission that on March 9,2020 they would be considering removing the Design Review Committee from the subdivision regulations. Scoggan informed the Planning Commission that state law requires 20 days advanced notice prior to any consideration for amending the subdivision regulations.

Scoggan informed the Planning Commission that on March 9,2020 they would be considering the rezoning of 227 Cedar St for an R-3 classification from an R-1. This Item has been on the agenda since December 2019 and In January the Planning Commission approved the developer re-submitting the application for rezoning.

Scoggan informed the Planning Commission that on March 9,2020 they would be considering the Site Plan for 227 Cedar St to be viewed concurrently with the re-zoning application.

Scoggan informed the Planning Commission that on March 9,2020 they would be considering a sign variance for the Arbor Creek subdivision. The developer wants to erect a marketing sign promoting the new development but since the development is zoned R-1 the sign requirements prohibit a sign exceeding a certain gross square footage. This has been published in the City newspaper and letters sent out to property owners within 200' within the City limit and 1000' outside the City limit (County)

GOVERNING BODY COMMENTS

Commissioner **Parks** asked about the removal of the design committee and did the City planner remember ever using it before in the past?

Scoggan replied he was not here when they utilized the DRC

Chair **VanAmburg** said he served on the DRC as well as the Planning Commission and he felt that during that time the work of the DRC was redundant as everything they approved eventually came before the Planning Commission who then approved it under the same guidelines.

Commissioner **Park** asked about design guidelines for facades and whether the Site Plan review incorporated the ideas they came up with several years ago.

Scoggan replied that as far as he could tell they did not incorporate a minimum standard in terms of material requirements.

Commissioner **Parks** said he felt that it would be a good idea to have a base line for design standards of maybe 5 checklist items that everyone could abide by for commercial buildings.

Commissioner **Dendurent** agreed and felt that this was similar to the sign ordinance in which a more defined measurement could be used when evaluating site plans.

Commissioner **Coyne** agreed and said it would help developers know what to expect on the front end when proposing a new development.

Commissioner **Dendurent** agreed and said these checklists would be helpful.

Scoggan mentioned that Site Plans are introduced before the Planning Commission at the discretion of the City Planner which would be why the Planning Commission sees more Site Plans now then previously.

He further stated that the Planning Commission has a certain amount of latitude to impose more stipulations upon a development if they feel it is necessary or would help with a specific project.

Commissioner **Parks** stated that he felt that the Planning Commission in some cases acted as arbitration for developers. He stated that if the City Planner was following the subdivision regulations and a Site Plan came before the Planning Commission, they could lessen the severity of the subdivision's application under certain situations.

Commissioner **Coyne** asked about the status of the up zoning review

Scoggan replied they were moving very slowly to introduce the idea to a broad audience of Planning Commissioners and Governing Body members before publishing anything for official review.

Commissioner **Dendurent** asked how they could encourage development in Old Goddard and what they could do to mitigate future blighted properties.

Scoggan replied that is a challenge that is multi-layered and takes a great deal of analysis and time to incorporate a plan to tackle this challenge.

Chair **VanAmburg** stated that is only individuals looked at the number of rentals in the area perhaps they would have a different sense of the issue at hand.

ADJOURNMENT

MOTION: Commissioner **Grafing** moved to adjourn the regular meeting.
Commissioner **Coyne** seconded the motion. The motion carried
unanimously.

Meeting adjourned at 8:18 pm.
Micah Scoggan, City Planner