

**MINUTES-REGULAR MEETING
CITY OF GODDARD
PLANNING COMMISSION & BOARD of ZONING APPEALS
118 NORTH MAIN, GODDARD, KS
MONDAY, February 11, 2019**

- A. **CALL TO ORDER:** The City of Goddard Planning Commission/Board of Zoning Appeals met in a Regular Session on Monday, February 11, 2018 at 7:00 p.m. *Chairman Parks* called the meeting to order.

Commissioners Present

Justin Parks (Acting Chair)
Doug Hall
Shane Grafing
Jamie Coyne

Commissioners Absent

Doug VanAmburg
Darrin Cline

City staff present

Micah Scoggan, City Planner & Code Enforcement

Guest

Logan Mills CED Engineer (Consultant)

Chris Upchurch WAMPO (Speaker)

- B. **PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Parks* led the Commission in the Pledge of Allegiance and Invocation.
- C. **APPROVAL OF THE AGENDA:** *Commissioner Parks* 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:** *None*
- E. **APPROVAL OF MINUTES:** *Micah Scoggan* presented the meeting minutes from the meeting of January 14, 2019. *Commissioner Coyne* moved to approve the minutes as presented. *Commissioner Grafing* seconded the motion. **Motion carried 4-0.**
- F. **BOARD OF ZONING APPEALS:** *None*
- G. **OLD BUSINESS:**
1. Zoning amendment for the Medical Lodge

Scoggan informed the Commission that the zoning amendment to the Medical Lodge, commonly known as the Senior Living housing, was passed by the City Council. It was reiterated the concerns for traffic congestion in the area primarily along Easy street as it will connect to Easy place which loops around to connect. Questions about fire department access were asked to which both *Micah Scoggan* and *Logan Mills* said they were no comments or concerns from the fire department about that location.

H. NEW BUSINESS:

1. Medical Lodge Final Plat

Scoggan introduced the new Final Plat for the Medical Lodge project showing the contrast between the preliminary plat and the final plat highlighting certain changes that were required of the developer that were met. It was noted by *Scoggan* that this Final Plat had gone through several iterations therefore it was highly refined and should be able to be approved without any conditions. *Scoggan* further went on to elaborate that the County of Sedgwick was contacted to decide a name for the road that will be dedicated to the City. *Commissioner Grafing* asked about drainage heading south off the site and *Logan Mills* spoke up talking about the drainage location and REGA engineering study. He confirmed it met the criteria necessary for the project including delineating pond easements for storm water detention locations.

Commissioner Hall made a motion to approve the Final Plat

Commissioner Grafing seconded the motion

Motion Carried 4-0

2. Medical Lodge Final Site Plan

Scoggan introduced the new final plan contrasting the first preliminary site plan against the new site plan, showing the new detailed landscaping, lighting and elevation drawings that were included. It was noted that it is not typical to include Site Plans for buildings that are allowed as a primary use within a residential district, but it was noted that it is up to the discretion of the City planner to ensure a quality project is presented and constructed to fit the City's built fabric. It was noted that a final site plan has six (6) parts that can act independently of one another such that not all six pieces are required due to the fact that not all six pieces may be applicable given the project. It was noted with this specific project there will be no free-standing ground sign or wall sign such that these were not necessary to be included in a Final Site plan package. *Chairman Parks* asked about the Isofootcandle diagrams and is it sufficient given the spacing and location. It was noted that the package held information given specific Lumens for those the light poles being presented on the diagram and should it be considered inadequate in the future such a thing could be reevaluated

Chairman Parks made a motion to approve the Final Site Plan

Commissioner Coyne seconded the motion

Motion Carried 4-0

I. STAFF REPORTS:

1. New Annexation for Arbor Creek

Scoggan spoke briefly on the new annexation requested submitted by the engineering group MKEC for the new upcoming project Arbor Creek. *Scoggan* stated the new annexation

would bring in that land at a R-1 classification which is what the development would require thus not requiring an additional rezoning classification request to be submitted as well. The new development would propose 238 single family lots at the corner of Pawnee and 183rd.

2. Bike/ Ped Plan review

Scoggan spoke briefly about the Bike/Ped plan presentation that was hosted at the pathway church on February 5, 2019. There was an excellent turnout and Marty Shukert of the firm RDG presented their work allowing for questions to be asked from the audience. RDG was the firm whose final bid was selected to create our new Bike/Ped master plan. In the future we are hoping to adopt this plan as the official Bike/Ped plan for the City of Goddard and use it as a guideline for development moving forward.

3. WAMPO presentation

Scoggan introduced *Chris Upchurch* of the Wichita Area Municipal Planning Organization (WAMPO) who spoke of the organizations goals for the future and gave an overall review of the financial situation facing WAMPO as well as other sectors including KDOT. *Upchurch* then asked the Planning Commission what they would like to see at WAMPO and what sort of programs could be introduced, or questions answered. *Commissioner Hall* inquired of *Upchurch* what independent living communities would look like and what exactly that would entail. *Upchurch* elaborated on the possibility of some cities to be a dynamic living environment with their own transportation encouraging younger generations to relocate to these living areas as well as retain young professionals. Questions about KDOT and Kellog in regard to north and south connectivity were raised and the necessity of a pedestrian bridge to join the two. *Scoggan* informed the Planning Commission that he represents the City of Goddard at these meetings and can bring any questions or concerns directly to these meetings.

J. COMMISSIONER COMMENTS: None.

ADJOURNMENT: *Chairman Parks* moved to adjourn the meeting at 8:05 p.m. *Commissioner Coyne* seconded the motion. **Motion carried 4-0.**

Meeting adjourned at 8:05 p.m.

Minutes Pending Approval at the February 11, 2019 Meeting.