

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
March 8, 2021**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday March 8, 2021. Chair VanAmburg called the meeting to order at 7:03 p.m. Chair VanAmburg led in the Pledge of Allegiance and led the Invocation.

Commission members present were:

Jamie Coyne, Doug VanAmburg, Jody Crow, Doug Hall

Commissioners absent were:

Shane Grafing, Darrin Cline, Justin Parks

Also present were: Micah Scoggan, City Planner; Thatcher Moddie Assistant to the City Administrator, Hunter Larkin Mayor of the City of Goddard.

APPROVAL OF THE AGENDA

MOTION: Commissioner *Crow* 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 January 11, 2021. Commissioner *Crow* seconded the motion. The motion carried unanimously.
4-0

CITIZEN COMMENTS

Mayor Hunter Larkin introduced himself to the Planning Commission.

BOARD OF ZONING

None

OLD BUSINESS

None

NEW BUSINESS

H.1 Review of the Comprehensive Plan

Scoggan introduced the subject. He stated that a comprehensive plan is a plan which outlines the goals and ideals of a city. The comprehensive plan has state guidelines for what needs to be entailed in the plan, but it is not limited to this as a city can add more for guiding purposes. Comprehensive plans are legislative in nature meaning the comprehensive plan is by in large a set of regulatory laws that are to be used for zoning purposes, land use regulating, and even the placement of new public buildings.

He further stated that the City of Goddard adopted the Comprehensive Plan in 2015.

He quoted K.S.A 12-747 (d) States, “At least once each year, the planning commission shall review or reconsider the plan or any part thereof and may propose amendments, extensions or additions to the same. The procedure for the adoption of any such amendment, extension or addition to any plan or part thereof shall be the same as that required for the adoption of the original plan or part thereof”

He further stated that annual review is required but it can be a portion of the comprehensive plan like the subdivision regulations which was reviewed in February.
Comprehensive Plan adopted on April 6, 2015.

He further stated that the Comprehensive plan is broken down into eight parts which they would go over briefly.

He mentioned that on portion 1 Background for Planning. Community was defined by the 1963 USDA yearbook of Agriculture as, “people who have common laws, interests and hopes, but not necessarily the same viewpoints, resources or awareness of change and needs”
He also mentioned Garrett Hardin’s book “Tragedy of the Commons” from 1968 were he defined Mutual Coercion and Scoggan paraphrased it to be “You agree you cannot do something that would impact me negatively and I agree to do the same.”

Scoggan further explained traditional macro economics with supply and demand, and he showed a graph outlining population trends in rural versus urban areas and the trend showed urban areas become more populous over time.

Scoggan showed a land use projection from 2015 and highlighted areas that have come to fruition.

Mayor Larkin pointed out areas where the City had agreed to do a drainage study of certain areas for potential future development. He stated he is hoping to bring in more rooftops because businesses want to see a certain number of rooftops within a given area to decide for development within that area. He mentioned a 3-mile radius rooftop density would really help spur on commercial development.

Commissioner Crow asked about the resistance that some in the community have to multi-family and has the Governing Body spoken on this at all.

Mayor Larkin said that he is hoping to bring in more apartments because he knows young people spend money and this is why he is hoping to bring more rentals into Goddard.

Scoggan also stated that when he spoke with Paul Kelsey and Jack Manion in relation to patio homes and rental properties, they are flying off the shelf. People want to live in Goddard but may want to start off with a rental and work their way up to a house later.

Mayor Larkin said he went to school in Goddard and when he speaks with superintendent Justin Henry they talk about the volume of kids moving in and how to accommodate them.

Mayor Larkin went on to say the Planning Commission will see the Dove Estates development moving forward soon.

Scoggan showed Wichita Area Builders Association data from 2019 and 2020 and pointed out Goddard growth compared to other cities and further mentioned that developers want to build in good School districts because people want to live in good school districts and this trend will continue.

Scoggan showed a map outlining potential site for public amenities like parks and facilities. He further stated that the comprehensive plan is supposed to be a guide for development not necessarily definitive and it should remain malleable to be receptive to market trends.

MOTION: None required

CITY PLANNER REPORT

Scoggan stated that Baughman Company has submitted a revised site plan for the Dove Estates memory care patio homes. After the site plan has been approved the pre-plat and final plat will need to be approved for the re-plating of the patio homes. The new patio home building wants to sell the homes individually instead of having them as a buy back policy. This requires individual parcels for taxing purposes. The site plan can be approved by the City Planner but the plats, both the preliminary and the final plat, must be approved by the Planning Commission. The Final plat must be approved by the Governing Body. This has been scheduled according to Baughman to be submitted to the City for the April 12th Planning Commission meeting.

Commissioner Crow asked how would that work for maintenance it would have to be with an HOA or some fund for the maintenance.

Scoggan agreed and mentioned it would be part of the legal agreement for the HOA or some private entity to maintain the roads.

Commissioner Crow asked what if came down to some sort of legal dispute.

Scoggan replied he doesn't foresee any issues related to that but if it did it would be up to the

City Administrator and the City Attorney and the Governing Body to make a determination of how they would want to move forward with litigation.

Mayor Larkin also stated he was concerned if it was public because how would they access the roads through a private drive and he felt it was in the City's best interest to keep them private.

Scoggan further stated that As the City grows if we annex certain land by petition that are currently zoned agricultural it would be in the City's best interest to have a agricultural zoning classification to re-zone these new parcels or else they would be classified as R-1 "Single Family Detached" by default. This would create non-conformity with land uses and violate Chapter 2-116 of the City Code dealing with livestock.

Scoggan further stated with new small businesses moving into the City of Goddard there has been observed a lack of commercial leasable space available and this has caused some businesses to look elsewhere in the City for a place for their location. This requires special use permits or conditional use permits to be issued. To meet the changing markets a more flexible zoning classification can be adopted for the Industrial district to accommodate these changes.

PLANNING COMMISSIONER COMMENTS

Commissioner Crow asked about the new zoning classification and how are they coming along.

Scoggan explain the process for adopting a new zoning classification including the publication process and hoped to bring it before the Planning Commission soon.

Commissioner Coyne asked about the properties to be annexed.

Scoggan replied they are working on it but first they want to reach out to the individuals to see if they would want to be in the City limits. He further explained the process for annexing and how it would look for a voluntary petition versus a unilateral annexation.

Commissioner Crow asked about the sign regulations.

Scoggan replied it is being drafted now but he is hoping for a workshop so that the Planning Commission and the Governing Body could consider everything at once and something could be drafted that reflected everyone's opinion.

Mayor Larkin asked how the Planning Commission was feeling about the sign regulations.

Commissioner Coyne stated he cares more about the lot and the property than the sign itself and if the lot is trashy the sign should not matter.

Chair VanAmburg mentioned that some of these businesses are on a shoestring budget because of covid right now and if you ask them to put in more money they might not make it.

Commissioner Crow said that with her background in engineering she has written specs for signs and it needs to be malleable for cost concerns but readable for third party groups and contractors to understand.

Chair VanAmburg stated that he felt all new businesses should take the lead with new monument signs.

Mayor Larkin mentioned that Walmart was the anchor of the Goddard Galleria which requires monument signs but obviously Walmart has a pole sign because they got an exemption since they were the first ones in.

Commissioner Coyne said that the Walmart sign was more to his point because it is a pole sign, but the area underneath is clean and well maintained.

ADJOURNMENT

MOTION: *Commissioner Coyne* motioned to adjourn the meeting. *Commissioner Hall* seconded the motion.

Motion carried **4-0**

Meeting adjourned at 7:47 pm.
Micah Scoggan, City Planner