

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
March 9, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday March 9, 2020. Chairman VanAmburg called the meeting to order at 7:11 p.m. Chairman VanAmburg led in the Pledge of Allegiance and the Invocation.

Commission members present were:

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

Commissioners absent were:

Darrin Cline, Shane Grafing

Also present were: Micah Scoggan, City Planner ; Cody Schellenberg, Schellenberg Development; Joey Deneke, MKEC; Tori, Lease Wichita

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES

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

CITIZEN COMMENTS

Thomas Bariner {211 N Cedar} Stated that most of the neighborhood did not want this development going in. He said that most of his neighbors thought that the Planning Commission was going to act in favor of the development regardless of what the neighbors thought. He said he noticed it went from a 5-plex to a 3-plex but he stated he still didn't want any rental of any kind.

Chair VanAmburg stated that the Planning Commission tabled the matter and spent several months in deliberation prior to coming to their conclusion.

Thomas Bariner asked whether they were going to approve it.

Chair VanAmburg said he believed they were.

Thomas Barriner said you don't care what we think and left the meeting

BOARD OF ZONING

F.1 Sign Variance for Arbor Creek

Scoggan introduced the subject. He stated the development known as Arbor Creek is in the process of putting together a sign for marketing their subdivision within the City of Goddard. This marketing sign is consistent with almost every other subdivision around the metro area. However, the sign they requested to build exceeded the gross square footage allowable within the zoning classification for Arbor Creek, which is an R-1 zoning.

He stated the sign ordinance for R-1 deals predominantly with residents who want to put up signs in their yards and not with the overall marketing of the subdivision. As such it can be cumbersome for developers to submit a marketing sign for a R-1 subdivision only to find the sign ordinance for R-1 prohibits the sign from exceeding a certain size common for larger marketing signs.

He stated that there are criteria for both determining if a variance can be used and when it is accepted as a valid variance

Scoggan recommended that the Planning Commission approve the variance request for the Arbor Creek subdivision.

Commissioner *Hall* asked if the sign would be permanent

Cody Schellenberg stated it would be up till about 80% of the lots were sold. If it fell into disrepair during that time they would fix it to keep it looking nice.

Commissioner *Dendurent* asked if there were any other requirements that this variance would cover or was it just the gross sq footage?

Scoggan replied it was just for the gross square footage

MOTION: Commissioner *Hall* motioned to approve the sign variance request for the Arbor Creek subdivision. Commissioner *Dendurent* seconded the motion.

5-0 Motion Carried

OLD BUSINESS

G.1 227 Cedar St R-3 Rezoning Request

Scoggan introduced the subject. He stated AST Investment properties had submitted a rezoning request for a property located at 227 N Cedar St. The property currently exists as an empty lot and the builder is proposing to build a 3-plex. The current zoning is R-1 and they would like to rezone to a R-3 zoning classification.

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He stated the Planning Commission tabled the consideration on December 9, 2019 and approved a motion for a resubmittal of the rezoning application from a PUD to an R-3 on January 13, 2020.

He further stated the developer changed the design from a 5-plex to a 3 plex dropping the number of units and allowing the new proposal to fit the bulk regulations of a R-3 classification.

He recommended that the Planning Commission approve the approve the rezoning of the property located at 227 Cedar St.

Commissioner *Parks* stated that he felt that multi-family is often mischaracterized and often overlooks the potential for housing teachers and others who would want to live and work in Goddard.

He further stated that perhaps the zoning was wrong and in fact it needed to be zoned this way initially. It makes more sense to have a higher density zoning running parallel to a business district.

Commissioner *Dendurent* agreed stating there was many missed opportunities and she had received several offers already by developers who wanted to flip the house at a higher cost or rent out.

Tori of Lease Wichita thanked the Planning Commission for their comments.

MOTION: Commissioner *Dendurent* motioned to approve the rezoning of the property located at 227 Cedar St. Commissioner *Parks* seconded the motion.

5-0 Motion Carried

NEW BUSINESS

H.1 Easement Dedication Arbor Creek

Scoggan introduced the subject. He stated that Schellenberg Development is going through the physical process of building the subdivision known as Arbor Creek. During this process, small changes in the design may occur requiring review by the Planning Commission and Governing Body.

He stated after initial design work the engineers of MKEC who represent Schellenberg in this development would like to dedicate an additional 10' to an existing 20' sanitary sewer easement.

He stated how the Planning Commission would first need to determine if those offering the dedication can in fact make such a dedication to the City.

He stated if the title work proves accurate than the Planning Commission will determine if the dedication would be in the City's best interest.

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He noted Developer does have the title work for this property and the engineering firm MKEC represents the developer. After which a recommendation will be made before the Governing Body to either accept or reject the dedication.

He stated dedications do not require public notice.

He further stated the City Engineer and the Public Works Director approved of this dedication.

Scoggan recommended the Planning Commission approve the Arbor Creek sanitary sewer dedication.

Chair *VanAmburg* asked if this was a common occurrence because he had never seen this before.

Joey Deneke replied that subdivisions commonly go through dedications by separate instrument as the project changes.

MOTION: Commissioner *Dendurent* motioned to approve the rezoning of the property located at 227 Cedar St. Commissioner *Parks* seconded the motion.

5-0 Motion Carried

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 Site Plan for 227 Cedar St to be viewed concurrently with the re-zoning application.

GOVERNING BODY COMMENTS

Chair *VanAmburg* apologized for his tardiness and the late start.

ADJOURNMENT

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

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Commissioner *Parks* seconded the motion. The motion carried unanimously.

Meeting adjourned at 8:12 pm.
Micah Scoggan, City Planner