

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

- A. **CALL TO ORDER:** The City of Goddard Planning Commission/Board of Zoning Appeals met in a Regular Session on Monday, March 11, 2018 at 7:15 p.m. *Chairman Hall* called the meeting to order.

Commissioners Present

Doug Vanamburg)
Doug Hall
Shane Grafing
Jamie Coyne

Commissioners Absent

Justin Parks
Darrin Cline

City staff present

Micah Scoggan, City Planner & Code Enforcement

Guest

Logan Mills CED Engineer (Consultant)
Russ Ewy (Boughman Representative)
Greg Ellison (MKEC Representative)

- B. **PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Hall* led the Commission in the Pledge of Allegiance and Invocation.
- C. **APPROVAL OF THE AGENDA:** *Commissioner Hall* called to Accept the Agenda as presented. *Commissioner Grafing* 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:**

1. R-1 & R-2 Zoning text amendment

Scoggan introduced the Zoning Text amendment to the R-1 and R-2 zoning classification as it pertained to bulk regulations. He outlined the shifting pattern from larger lots to smaller lot sizes as a city grows. *Chairman Coyne* commented on the shift to 3,500 from 9,000 with single family attached and two-family dwellings which *Russ Ewy* commented on that lot splits were common and frequent, and this allowed conformity within the City limits which *Scoggan* also commented allowed for infill potential especially for non-conforming lots south of Kellogg.

Motion: *Commissioner Coyne*

Second: *Commissioner Hall*

Motion Carried: 4-0

G. OLD BUSINESS: None

H. NEW BUSINESS:

1. Cedar Addition Final Plat

Scoggan introduced the new Final Plat for the Cedar Addition development between Main St and Cedar St. He mentioned that the developers had gone through the planning process and this was an infill project undertaken by the Baughman company in what was already a zoned R-3 property. *Commissioner Hall* asked about site plans for review to which *Scoggan* responded that they did not require site plans for residential property per the subdivision regulations. It was mentioned by *Scoggan* as a matter of note that the street going in to the north of the property was a private drive and would not be gifted to the city at a later point which did not require the street to be marked as “Reserved” on the plat.

Commissioner Hall made a motion to approve the Final Plat
Commissioner Grafing seconded the motion

Motion Carried 4-0

2. Clover Leaf Final Plat

Scoggan introduced the new Final Plat for the Clover Leaf subdivision. He pointed out that the west part of the property would have commercial lots and the rest of the lots would be residential. *Scoggan* said the lots along Marten’s Ct would be single family attached units with the rest of the residential lots being committed to single family detached houses. *Commissioner Hall* asked about drainage on the site where *Russ Ewy* spoke highlighting where the detention ponds were going in to accommodate storm water runoff.

Chairman Coyne made a motion to approve the Final Plat
Commissioner Vanamburg seconded the motion

Motion Carried 4-0

3. Arbor Creek Preliminary Plat

Scoggan introduced the preliminary plat for the new Arbor Creek subdivision located at 183rd and 23rd. The project consists of 243 Single Family detached lots and *Scoggan* explained that when a tract of land gets annexed into the City it defaults to the most restrictive zoning classification. *Scoggan* further pointed out in the center of the land there will be a neighborhood park and there will be two entrances into the property.

Chairman Coyne made a motion to approve the Preliminary Plat
Commissioner Hall seconded the motion

Motion Carried 4-0

I. STAFF REPORTS:

1. Oak Street Elementary School Plating
Scoggan introduced the project as a receive and file noting that the area in question was not platted and the subdivision requirements specifically states all new additions need on property that is platted. It was noted this would mean a plat application turned in and reviewed prior to approval for any additions to be finalized and work to commence.
2. Street cut by Challenger Middle School
Scoggan introduced the project noting that he had spoke with the School district about the manner in which they will allow buses through unto easy st and how many buses would be allowed to travel north through the street cut. *Commissioner Hall* expressed concern about how the residents along easy st would react to buses driving down the street.

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 8:15 p.m.

Minutes Pending Approval at the February 11, 2019 Meeting.