

**MINUTES-REGULAR MEETING  
CITY OF GODDARD  
PLANNING COMMISSION & BOARD OF ZONING APPEALS  
118 NORTH MAIN, GODDARD, KS  
MONDAY, April 8, 2019**

- A. **CALL TO ORDER:** The City of Goddard Planning Commission/Board of Zoning Appeals met in a Regular Session on Monday, April 8, 2019 at 7:17 p.m. *Chairman Coyne* called the meeting to order.

**Commissioners Present**

*Doug Hall  
Shane Grafing  
Jamie Coyne  
Justin Parks*

**Commissioners Absent**

*Darrin Cline  
Doug VanAmburg*

**City staff present**

*Micah Scoggan, City Planner & Code Enforcement  
Harlan Foraker CED Engineer (Consultant)*

**Guest**

*Brian Lindebak (MKEC Engineering)  
Jeremy Farha (Farha Home Trends)*

- B. **PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Coyne* led the Commission in the Pledge of Allegiance and Invocation.
- C. **APPROVAL OF THE AGENDA:** *Commissioner Coyne* called to Accept the Agenda as presented. *Commissioner Grafing* moved to accept the Agenda as presented. *Commissioner Hall* 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 March 11, 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. Conditional use permit for 327 N Goddard RD

*Scoggan* presented the project stating that letter was sent out to all the residents within 200 feet of the property and there was only one who commented on the project and it was a positive response. *Jeremy Farha*, of *Farha Home Trends*, spoke on the project commenting that this property has been sitting vacant for some time and needs to be demolished for safety reasons. To recoup the loss of income on the property he proposed a duplex and the design was outlined during the presentation.

Motion: *Commissioner Grafing*

Second: *Commissioner Coyne*

**Motion Carried: 4-0**

**G. OLD BUSINESS:** None

**H. NEW BUSINESS:**

1. Preliminary & Final Plat Oak Street Elementary

*Scoggan* introduced the new Preliminary Plat & Final Plat for the Oak Street Elementary School addition. *Scoggan* outlined why the City was requiring platting of the property and resulting find of a sewer main underneath the property

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

**Motion Carried 4-0**

2. Arbor Creek Final Plat

*Scoggan* introduced the new Final Plat for the Arbor Creek Subdivision. He mentioned the fact that there would be a centralized neighborhood park for the community as this was a concern council member had vocalized in the past. *Scoggan* mentioned that there are two ingress, egress locations into the subdivision. It was further stated this would be around 245 lots all designated for single family homes. *Lindebak* talked about the phasing of the project over time and mentioned drainage into and off of the site.

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

**I. STAFF REPORTS:**

1. STAR Bond

*Scoggan* spoke on the STAR Bond mentioning updates that he had received from the Architects. He mentioned that the Site Plan would be coming up for review soon.

2. Old Chicago

*Scoggan* spoke on the Old Chicago Restaurant project stating that the Architects were working to submit a formal site plan for review.

3. Starbucks

*Scoggan* spoke on the desire to reach out to Starbucks for the possibility of having one locate within the Goddard Galleria.

**J. COMMISSIONER COMMENTS:** None.

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

*Meeting adjourned at 8:05 p.m.*

*Minutes Pending Approval at the May 13, 2019 Meeting.*