

**MINUTES-REGULAR MEETING
CITY OF GODDARD
PLANNING COMMISSION & BOARD of ZONING APPEALS
118 NORTH MAIN, GODDARD, KS
MONDAY, May 13, 2019**

- A. **CALL TO ORDER:** The City of Goddard Planning Commission/Board of Zoning Appeals met in a Regular Session on Monday, May 13, 2019 at 7:01 p.m. *Chairman VanAmburg* called the meeting to order.

Commissioners Present

*Doug Hall
Shane Grafing
Jamie Coyne
Justin Parks
Darrin Cline
Doug VanAmburg*

Commissioners Absent

City staff present

Micah Scoggan, City Planner & Code Enforcement

Guest

Martin Hanney (Hanney & Associates)

- B. **PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman Cline* led the Commission in the Pledge of Allegiance and Invocation.
- C. **APPROVAL OF THE AGENDA:** *Commissioner Cline* called to Accept the Agenda as presented. *Commissioner Grafing* moved to accept the Agenda as presented. *Commissioner Hall* seconded the motion. **Motion carried 6-0.**
- D. **CITIZEN COMMENTS:** Russ Lowan spoke regarding the sign ordinance and voiced his opinion stating that pole signs could be used in some situations and perhaps not in others but it should not be universally restricted.
- 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. *Chairman VanAmburg* abstained **Motion carried 5-1-0.**
- F. **BOARD OF ZONING APPEALS:** None
- G. **OLD BUSINESS:** None
- H. **NEW BUSINESS:**

1. Final Site Plan for STAR Bond

Scoggan introduced the new Final Site Plan for the STAR Bond district. *Scoggan* presented the background information regarding the project and showed the new concept perspectives and elevations as well as the overall site plan for the project. It was mentioned that the Architects are considering an archway entrance into the site. If they do present this, it would have to be approved as another addition to the site plan and be submitted in another Planning Commission meeting.

Commission Cline asked about drainage off the site, stating any additional impervious surface could exacerbate the existing drainage issues north of the frontage road near the Seasons addition. *Scoggan* replied that not being an engineer he could not answer this to the fullest but during the platting of this property a drainage report has to be submitted and approved by the City engineers and any drainage requirements must be met by the developer. *Commissioner Coyne* responded that to his knowledge this particular project, in using detention ponds, detained more than what was required with the additional impervious surface. *Scoggan* Stated he would follow up with the city engineer to confirm this. Questions about the location of the archway were answered by Martin Hanney of Hanney and Associates Architecture. General questions about layout and number of floors and parking were answered by Martin Hanney.

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

Motion Carried 6-0

I. STAFF REPORTS:

1. Old Chicago

Scoggan spoke on the Old Chicago Restaurant project stating that the Architects were working to submit a formal site plan for review by May 23rd and that the owner was adding additional work to the architects delaying it from being on the May 13 planning commission meeting.

2. Kwik Shop/Burger King

Scoggan stated that the Kwiki shop located at 20300 W Kellogg Dr, Goddard, KS 67052 was submitting a site plan to integrate a burger King drive thru where their pharmacy drive thru used to be. This was pulled, however, when it was discovered that the owner wanted to included another restaurant in that location as well and a survey of the parcel may be required if new drainage plans were required. This project will come through at a later date.

3. Industrial Road

Scoggan spoke talking about small businesses popping up in a building that is located in a industrially zoned location. *Scoggan* spoke of the need to foster small business growth within the City and since most of these business fall under a special use condition it would cost \$400 for these businesses to continue. It was discussed if the policy surrounding this should change so as not to inhibit small business growth and perhaps zoning should look at land use intensity instead of limited land use.

J. COMMISSIONER COMMENTS: None.

ADJOURNMENT: *Commissioner Coyne* moved to adjourn the meeting at 7:41 p.m. *Commissioner Grafing* seconded the motion. **Motion carried 6-0.**

Meeting adjourned at 7:41 p.m.

Minutes Pending Approval at the June 10, 2019 Meeting.