

**MINUTES-REGULAR MEETING
CITY OF GODDARD
PLANNING COMMISSION & BOARD of ZONING APPEALS
118 NORTH MAIN, GODDARD, KS
MONDAY, June 10, 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 7:06 p.m. *Chairman VanAmburg* called the meeting to order.

Commissioners Present

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

Commissioners Absent

Justin Parks

City staff present

Micah Scoggan, City Planner & Code Enforcement

Guest

*GMCN Architects
Kwik Shop*

- 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:** None
- E. **APPROVAL OF MINUTES:** *Micah Scoggan* presented a quick overview of the meeting minutes from the meeting of May 13, 2019. *Commissioner Hall* moved to approve the minutes as presented. *Commissioner Grafing* seconded the motion. **Motion carried 5-0.**
- F. **BOARD OF ZONING APPEALS:** None
- G. **OLD BUSINESS:** None

H. NEW BUSINESS:

1. Final Site Plan for Old Chicago

Scoggan introduced the new Final Site Plan for the Old Chicago Restaurant. *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 engineers are reviewing the drainage off the site in comparison to the master drainage plan. *Commissioner 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 he would have to check with the engineer and would follow up with any information the engineer provided.

Commissioner Hall made a motion to approve the Final Plat

Commissioner Coyne seconded the motion

Motion Carried 5-0

2. Final Site plan for Kwik Shop/Burger King

Scoggan introduced the new Final Site Plan for the Burger King Drive thru located at the Kwik Shop gas station. *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. *Commissioner Hall* asked about the existing drive thru and the Kwik Shop representatives explained it was put there some time ago but never utilized. They further went on to explain how they drivers would enter the drive thru from the east and drive north around the building and exit down the west side of the building and south unto the frontage road.

Commissioner Coyne made a motion to approve the Final Plat

Commissioner Grafing seconded the motion

Motion Carried 5-0

I. STAFF REPORTS:

1. Industrial Road

Scoggan spoke on the small business moving into 401 industrial road and how the City can adopt a pro-small business growth formula or incubator to encourage more of these businesses to continue to move forward.

2. Sport Clips

Scoggan talked about Sport Clips reaching out to the city about the potential of opening another store near the STAR bond District and how the Goddard galleria would be an ideal location for these new businesses and how the STAR bond would continue to attract growth in the City.

3. Dynamic web map

Scoggan introduced the new dynamic web map that can be used through the City website showing existing zoning and property information. He showed how one could create their own maps and filter through existing layers to get the information they wanted.

- J. COMMISSIONER COMMENTS:** *Commissioner Cline* asked about the frequency with which they were now seeing the Site Plans and why certain site plans they were never privy to in the past. *Scoggan* explained the wording of certain zoning and subdivision regulations that gave certain oversight to the city planner to regulate which site plans came before planning Commission and how it can be subject to interpretation. He further went on to say they were probably going to see more than usual as he believed unless a project needed certain expediency, all of them could be brought before Planning Commission.

ADJOURNMENT: *Commissioner Cline* moved to adjourn the meeting at 8:01 p.m *Commissioner Grafing* seconded the motion. *Chair VanAmburg* closed the meeting. **Motion carried 5-0.**

Meeting adjourned at 8:01 p.m.

Minutes Pending Approval at the July 8, 2019 Meeting.