

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
July 11, 2022**

The Goddard Planning Commission met in regular session at Goddard City Hall on Monday July 11, 2022. Chair Grafing called the meeting to order at 7:00 p.m. Chair Grafing led in the Pledge of Allegiance and Commissioner Cline led the Invocation.

Commission members present were:

Doug Hall, Shane Grafing, Darrin Cline, Justin Parks, Ryan Walker

Commissioners absent were:

Jamie Coyne

Also present were: Micah Scoggan Community Development Director; Thatcher Moddie Assistant to the City Administrator; Phil Meyer of Baughman Co; Michael Schroeder, Developer for Camp Bow Wow ; Shane and Christy Reeder, Developer

APPROVAL OF THE AGENDA

MOTION: *Commissioner Cline* moved to approve the agenda. *Commissioner Walker* seconded the motion. The motion carried unanimously.

5-0

APPROVAL OF THE MINUTES

MOTION: *Commissioner Hall* moved to approve the minutes from June 13, 2022. *Commissioner Walker* seconded the motion. The motion carried unanimously.

5-0

CITIZEN COMMENTS

Chair Grafing [Opened the portion of citizens comments]

None

Chair Grafing [Closed the portion of citizens comments]

BOARD OF ZONING

F.1 Special Use Camp Bow Wow case # SUP-22-1

Scoggan introduced the subject. He stated that Phil Meyer of Baughman has submitted a special use application on behalf of the developer to build a Bow Wow Camp Franchise for dog care and boarding. The proposed development is to the west of Sonic along the north frontage road in a C-2 zoning district. This use, though reasonable in this zoning district, did not have a clear allowable use and this triggered a review by the Planning Commission, followed by the City Council to determine if such a use would be considered acceptable.

Special uses are treated like rezoning applications though they do not have to follow all of the same guidelines. Public notice was given to property owners within 200' and it was published in the city newspaper. No feedback was given except from the Fire department who wanted to make sure they still had access to the easement on the south side of their lot.

Scoggan stated that all Special Uses are considered first by the Planning Commission and finalized by the City Council. He further stated that this land use is for dog care and boarding. And the proposed use is approximately 8,000 square feet.

The proposed lot is Lot 1 Prairie Meadows Addition, owned by Prairie State Bank.

And the proposed property is located next to Sonic (east), Orscheln (West), Fire Station (North) and Us-54 (South)

Scoggan went through some slides outlining the business layout and vision statement and mission statement.

Scoggan said staff's recommendation was to approve the special use application case # SUP-22-1

Commissioner Hall asked how many animals there are going to be?

Michael Schroeder said around 75 to 80 and that would be at full capacity. He said they will do boarding and daycare and boarding will be overnight stay and he mentioned it might be a couple years before they are at full capacity.

MOTION: *Commissioner Hall* moved to approve the special use application case # SUP-22-1

Commissioner Cline seconded the motion.

5-0

Motion Passed

OLD BUSINESS

None

NEW BUSINESS

H.1 Rusted Bean coffee shop site plan

Scoggan introduced the subject. He stated that Shane and Christy Reeder have submitted a site plan for their proposed project of a coffee shop call the Rusted Bean. The proposed site is to the east of the credit union and to the west of the Subway restaurant along the south frontage road.

Scoggan further stated that the project is for one coffee kiosk that has a drive around que for cars to order coffee and exit the property unto the frontage road. Drainage for the property is to the north unto the frontage road. There will be curb and gutter on the south side of the drive to capture water to channel it north.

The building is around 510 +/- square feet comprising about 3% of the lot coverage. The property is already plated so no additional plating will be necessary. The lot is around 0.40 +/- acres.

Scoggan showed some slides form the site plan. He stated that building footprint was around 510 sq ft +/- He said the lot coverage was around 3% and the lot square feet: 17,248 sq ft +/- He further stated that the proposed use was a coffee shop with 6 parking lots total, 1 assisted parking spot. He said screening would be required on the south lot line abutting residential.

Commissioner Cline asked if it was strictly drive thru?

Christy Reeder said it was. She said she wanted indoor but there was not enough parking.

Chair Grafing asked if Harlan had seen the site plan and given any feedback?

Scoggan replied Harlan had received the site plan. He mentioned curb and gutter as needed he did mention curb on the south side would capture some of the storm water and push it north.

Commissioner Cline asked about a landscaping plan.

Scoggan said it was available in the packet and it was being presented on the slide.

Commissioner Cline asked if the front of the building was going to be wood and what about the

sides of the building?

Shane Reeder said it would be cedar and it would wrap around the sides just below the windows. He said there will be a walk out window on the west side and a drive-up window on the east side.

Commissioner Hall asked if the remainder would be EIFS?

Shane Reeder said that was correct and the two canopies would be steel. He mentioned they had been working on this for a little over two years and they didn't want to put the cart in front of the horse.

Commissioner Hall asked if there was a minimum size for lots for indoor coffee?

Christy Reeder said that when she had spoken with her architect it seemed limited to what was being presented.

Scoggan said it seemed to him that it was more about the turning radius of the cars in the que on top off the required parking spaces since it was in a commercial district.

Scoggan mentioned they could purchase land from subway in the future but that would be a conversation for another day.

Commissioner Walker asked if it was a franchise or their concept?

Christy Reeder said it was her idea.

Shane Reeder said his wife grew up in Washington State and was used to having a lot of different coffee shops.

Commissioner Cline asked if there were no signs except the front of the building?

Christy Reeder said that was correct.

Shane Reeder mentioned that with a local coffee shop you can custom order what you want. You can't do that with a franchise.

Scoggan said it was staff's recommendation to approve the site plan for the Rusted Bean coffee shop.

MOTION: *Commissioner Cline* moved to approve the site plan for the Rusted Bean coffee shop. *Commissioner Walker* seconded the motion.

5-0

Motion Passed

CITY PLANNER REPORT

I.1 Economic Report

Scoggan introduced some slides outlining different economic facts for city growth and demographics.

PLANNING COMMISSIONER COMMENTS

Commissioner Parks asked how many people are employed by the city of Goddard?

Scoggan replied there were 30 city employees.

Commissioner Parks asked what did that look like? Was it pretty steady?

Scoggan said he wasn't sure that was more an HR question. He said he was sure it was growing steadily as the city grows but he did not know what the average was.

Commissioner Grafing asked what was the staffing at the police department now?

Scoggan said he wasn't sure.

Commissioner Cline asked about the land north of Maple and what became of it?

Scoggan said since it was split 3 to 3 it counts as a failed vote, and it goes to City Council requiring a super majority to veto the Planning Commission.

Scoggan said the City Council vetoed the Planning Commission but before it went to city council the developer went back to the land seller and they agreed to reduce the amount of land being purchased to half. The developer also agreed to buffer the north side of the development with single family detached housing.

*Planning Commission Regular Session
July 11, 2022*

Scoggan mentioned the rezoning went through without any restrictive covenants.

Commissioner Walker said he is excited about the new businesses coming in.

Scoggan said it was a good use for the location. He was not sure why it sat empty for so long, but it was nice to see a large size building footprint going on the lot.

ADJOURNMENT

MOTION: *Commissioner Cline* motioned to adjourn the meeting. *Commissioner Hall* seconded the motion.

Motion carried **5-0**

Meeting adjourned at 7:31 pm.

Micah Scoggan, Community Development Director