

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
August 10, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday August 10, 2020. Chairman VanAmburg called the meeting to order at 6:56 p.m. Chairman VanAmburg led in the Pledge of Allegiance and Commissioner Cline led the Invocation.

Commission members present were:

Justin Parks, Jody Dendurent, Jamie Coyne, Doug VanAmburg, Darren Cline, Shane Grafing, Doug Hall

Commissioners absent were:

None

Also present were: Micah Scoggan, City Planner; Thatcher Moddie Fellowship Intern

APPROVAL OF THE AGENDA

MOTION: Commissioner *Grafing* moved to approve the agenda. Commissioner *Coyne* seconded the motion. The motion carried unanimously.

5-1

Commissioner *Dendurent* voiced opposition to the agenda stating there was an agenda item mentioned in the packet but not listed for voting consideration. Upon review it was shown to be in the City Planner report as a receive and file not to be considered for a vote.

Commissioner *Dendurent* rescinded her opposition vote and the following vote became unanimous.

6-0

APPROVAL OF THE MINUTES

MOTION: Commissioner *Grafing* moved to approve the minutes from July 13, 2020. Commissioner *Cline* seconded the motion. The motion carried unanimously.

CITIZEN COMMENTS

None

BOARD OF ZONING

F.1 Conditional Use Permit for 1609 E Elk Ridge Ave.

Scoggan introduced the subject. He stated Ryan Sumner is the owner of the property at 1609 E Elk Ridge Ave. He would like to build a detached garage on his lot and this by itself does not require a CUP but his desire is to build one that exceeds 720 Sq ft. Consideration for a Conditional Use Permit must go before the Planning commission if the detached garage exceeds 720. His proposed garage is 40x50 or 2000 square feet.

Scoggan stated A notice was published in the City newspaper to inform anyone who would be interested in this case and letters were sent out to all the property owners within 200 feet of the property. No one has shown concern and most people when they called think the letter they received is about their property.

Under Article 6.100.B.1

Off-street parking and loading space as regulated by Article 5 of these regulations, including detached garages and carports. On lots for single and two-family dwelling units and all types of manufactured and mobile homes such structures may contain incidental space for storage and other uses and are limited to one each per zoning lot not over 720 square feet in gross floor area for a garage and 400 for a carport, unless a conditional use is approved by the Board of Zoning Appeals for a larger structure.

Chair VanAmburg asked if it was two separate buildings or one.

Scoggan replied it was one

Chair VanAmburg asked if the existing garage was already attached.

Scoggan replied it was.

Scoggan stated that the owner was building a detached garage that had slightly better materials to match the house.

Commissioner Parks asked if the lot coverage was okay for that zoning classification.

Scoggan replied it was.

MOTION: Commissioner Grafing motioned to approve the Conditional Use Permit for the detached garage at 1609 E Elk Ridge Ave. **Commissioner Cline** seconded the motion.

Motion carried **6-0**

Doug VanAmburg stated that while they were on the subject the 720 square feet for a detached garage seemed inadequate.

Scoggan replied he thought it was reasonable but then he moved to Kansas so perhaps he was right.

Scoggan replied that the Planning Commission could amend the subdivision regulations to include a number that they thought was reasonable.

Commissioner Grafing mentioned that they had spoke about changing it in the past to 1,200 square feet.

Commissioner Parks mentioned that a two-car garage was 620 square feet. He said that was not as important lot coverage.

Commissioner Dendurent asked if lot coverage was considered now.

Scoggan replied it was a current requirement.

Commissioner Dendurent said they would not be seeing it now if it exceeded that coverage.

Scoggan replied they would not.

Commissioner Parks stated the average lot is 1/3 of an acre.

Scoggan replied a quarter acre is average.

Commissioner Parks said thirty five percent of a quarter acre would be around four thousand square feet.

OLD BUSINESS

None

NEW BUSINESS

None

CITY PLANNER REPORT

Scoggan spoke on the Residential growth in the City giving an update on the several subdivisions and how many lots had sold and how many remained.

Scoggan also spoke on the Cedar Addition which was approved on March 11, 2019 and he mentioned that they might be moving forward with the duplexes for the development.

Scoggan also mentioned the upcoming sign variance request for Goddard Outdoor Power as well as the upcoming sign variance request for Clover Leaf Farms

Scoggan also mentioned that the Baptist church located on 2nd street has sold and will need to go through a rezoning request.

PLANNING COMMISSIONER COMMENTS

Commissioner Cline asked if the sign variance was a condition Braums asked for so they could market their business.

Commissioner Grafing said it was and they wanted thirty-five feet.

Commissioner Cline asked what it about the sign was that required a variance.

Commissioner Grafing mentioned the sign was taller than the Wal-Mart sign.

Commissioner Dendurent said the other Braum's sign was not that tall. Did they just want it taller because it was on Kellogg?

Commissioner Park said yes it was.

ADJOURNMENT

MOTION: Commissioner *Coyne* moved to adjourn the regular meeting.

Commissioner *Cline* seconded the motion. The motion carried unanimously.

Meeting adjourned at 7:28 pm.
Micah Scoggan, City Planner