

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
September 14, 2020**

The Goddard Planning Commission met in a Regular Session at Goddard City Hall on Monday September 14, 2020. Chairman VanAmburg called the meeting to order at 7:02 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 ; Tom of Ron's Signs

APPROVAL OF THE AGENDA

MOTION: Commissioner *Cline* moved to approve the agenda. Commissioner *Grafing* seconded the motion. The motion carried unanimously.
6-0

APPROVAL OF THE MINUTES

MOTION: Commissioner *Hall* moved to approve the minutes from August 10, 2020. Commissioner *Coyne* seconded the motion. The motion carried unanimously.

CITIZEN COMMENTS

None

BOARD OF ZONING

F.1 Goddard Outdoor Power Sign Variance

Scoggan introduced the subject. He stated that a company by the name of Goddard Outdoor Power Goddard Outdoor Power, a property located at 20410 W Kellogg Dr, wants to be considered for a sign variance to allow five (5) wall signs on the front of their property. They originally requested five signs when applying for a sign permit in April but their request was denied due to the number of wall signs allowed in a commercial district. This led to conversations about sign variances and the resulting application.

Scoggan mentioned that the subdivision regulations allowed variances to apply to signs. He also mentioned that there were criteria that must be abided by in making a determination of findings of fact for the variance request.

Tom of Ron's signs handed out images to illustrate what they were proposing.

Commissioner Dendurent asked what happens when they receive another supplier and they also need a sign for them?

Chair VanAmburg asked what happens if another business wants to change their signs as well.

Commissioner Parks asked if the sign were lit.

Tom said they were going to be lit.

Commissioner Parks stated that it could show a bias but these signs look appealing with their placement whereas another sign for another company may not.

Commissioner Dendurent asked that since this was a sign variance it was not changing the existing policy for signs.

Scoggan replied that these sign variances are coming up more frequently.

Chair VanAmburg mentioned this has come up before with Vermeer.

Commissioner Cline said he thinks the signs and the placement looks good.

Chair VanAmburg agreed and said he was playing devil advocate to consider both sides.

Commissioner Coyne asked if this was a requirement by his vendors.

Tom said yes it was.

Commissioner Hall asked if there was a pole sign in this consideration.

Scoggan replied there was not.

Commissioner Dendurent said this could be a consideration for the variance. It has limited space on its frontage to allow for a pole sign and this could be the reason for its unique character.

Chair VanAmburg said he was looking for a yes or no.

MOTION: *Commissioner Cline* motioned to accept the sign variance request for Goddard Outdoor Power. *Commissioner Parks* seconded the motion.

Motion carried **6-0**

F.2 Clover Leaf Sign Variance

Scoggan introduced the subject. He stated that Paul Kelsey, the developer for Clover Leaf, submitted a sign variance request to get a marketing sign that exceeds the maximum square footage for a R-2 zoning classification. Sign variances must come before the Planning Commission for consideration.

Scoggan further went on to state that were criteria for approving a sign variance which followed the same guidelines as the previous sign variance request.

Chair VanAmburg asked if anyone had questions on this one.

Commissioner Grafing asked if it was permanent or temporary.

Scoggan replied it was temporary in the sense that it gets removed when the development is finished.

Commissioner Coyne asked if the signs come down when a development is complete.

Scoggan replied that he would call them when the development is complete.

MOTION: *Commissioner Grafing* motioned to approve the sign variance request for the Clover Leaf Farms subdivision. *Commissioner Cline* seconded the motion.

Motion carried **6-0**

OLD BUSINESS

None

NEW BUSINESS

None

CITY PLANNER REPORT

Scoggan spoke stating that the Baptist Church had sold to a family business that worked with pediatric speech therapy. He informed the Planning Commission that the buyers want to rezone the development from R-1 to C-1. He said that rezoning to C-1 would allow for the offices being requested.

Scoggan said right now they do not know if they are going to tear down the church.

Commissioner Dendurent asked if the lots that were purchased run up to the Main St.

Scoggan replied that two lots that were purchased are currently C-1 and the third lot to the west is zoned R-1.

Commissioner Hall asked if the Church could stay in the R-1 since they are only going to use the annex.

Scoggan replied stating they could not because both buildings exist on the same lot and would have to be rezoned together. They could not do a lot split because that would put the church on a smaller lot and become non-conforming.

Scoggan mentioned that he was dissuading people away from a historic designation on this property.

Scoggan also mentioned that they have the right to tear down the church, but nothing has been confirmed yet and all the talk has been on the annex.

Commissioner Coyne asked if any other properties are zoned C-1 that are not located on the Main St.

Scoggan replied no, there was not. The C-1 district runs along main from Santa Fe to 3rd St

Scoggan also mentioned in an unrelated statement that Braum's has submitted all the forms they need for the sign variance request.

PLANNING COMMISSIONER COMMENTS

Chair VanAmburg stated they required The Assemble of God church on the west end to incorporate a nice façade when they built their building. It changed the building dramatically.

Commissioner Coyne said he was more concerned about the parking spaces and lack of screening and vegetation than if it was a metal building.

ADJOURNMENT

MOTION: Commissioner *Cline* moved to adjourn the regular meeting.
Commissioner *Grafing* seconded the motion.

The motion carried **6-0**

Meeting adjourned at 7:33 pm.
Micah Scoggan, City Planner