

**MINUTES-REGULAR SESSION  
CITY OF GODDARD  
118 NORTH MAIN, GODDARD, KS  
October 11, 2021**

The Goddard Planning Commission met in regular session at Goddard City Hall on Monday October 11, 2021. Chair VanAmburg called the meeting to order at 7:01 p.m. Chair VanAmburg led in the Pledge of Allegiance and Commissioner Cline led the Invocation.

**Commission members present were:**

Doug VanAmburg, Jody Crow, Jamie Coyne, Darrin Cline, Justin Parks

**Commissioners absent were:**

Doug Hall, Shane Grafing

Also present were: Micah Scoggan Community Development Director; Thatcher Moddie Assistant to the City Administrator; Phillip Jordan of Alloy Architecture; Geoff Snow of Alloy Architecture; Skip Koster of the Goddard veterinary clinic.

**APPROVAL OF THE AGENDA**

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

**5-0**

**APPROVAL OF THE MINUTES**

**MOTION:** *Commissioner Coyne* moved to approve the minutes from September 13th, 2021. *Commissioner Cline* seconded the motion. The motion carried unanimously.

**5-0**

**CITIZEN COMMENTS**

*Chair VanAmburg* [closed the portion of citizens comments]

**BOARD OF ZONING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**H.1 Site Plan for new Veterinary Clinic.**

*Scoggan* introduced the subject. He stated that Phillip Jordan of Alloy Architecture has submitted a site plan application on behalf of Skip Koster for a new veterinary clinic located at Casado & Martens. The current Veterinary Clinic is located at 19912 W Kellogg Dr. With increased demand for veterinary services and a growing residential base, the veterinary clinic is in need of a bigger building to accommodate this growth.

He further stated that they are proposing building a new location at the corner of Casado St and Martens Dr, just south of the Clover Leaf Development. All new commercial buildings are required to submit a site plan which has been included in the attachment H.1c

*Scoggan* stated there are currently no site plans for a free-standing sign as it is proposed but it will be submitted by a separate company. He further stated there are there are no exterior wall signs currently or proposed.

He mentioned the zoning is C-2 General Business District and the height of the proposed building is 29'-4" He further stated the percent lot coverage 73.5% with the gross floor area around 8,827 SF.

*Scoggan* mentioned that the city of Goddard adopted the new International Symbol of Accessibility (ISA) in 2014 and he required the architects to adopt that new symbol on their drawings.

*Skip Koster* said he was excited about getting a new clinic in town.

*Commissioner Cline* asked where the drainage was going to go?

*Skip Koster* said to the east and south into a drainage easement and into the street.

**Scoggan** mentioned there was a drainage easement and it drains to the east into the storm inlets on Casado St.

**Commissioner Cline** asked when a parking lot needs its own retention.

**Scoggan** replied that was an engineering standard and would have to defer to Commissioner Crow on that one.

**Crow** mentioned that detention is usually required if the site will be offsetting more water after development than before development.

**Scoggan** mentioned that stormwater detention is determined during the platting process and that lot since it was platted should have had detention determined during that plat when it was recorded and that was typical.

**Commissioner Crow** asked if lot coverage was in the zoning of the lots?

**Scoggan** replied that it was. Each zoning classification has its own lot coverage requirements. The assumption was that when the lot was platted storm water requirements were met for development.

**Commissioner Cline** asked they were going to sell their old building?

**Skip Koster** said that was up for debate. He was not sure.

**Commissioner Cline** said he thinks it will be a good addition to the corner over there.

**Skip Koster** agreed.

**Chair VanAmburg** asked about signage.

**Skip Koster** said they would have a monument sign. He mentioned they would have some signage on the exterior.

**Philip Jordan** said the most likely spot is where they had laid it out on the site plan for the landscaping site plan.

**Scoggan** said typically we would have a site plan with a monument sign. If you have a free standing sign not through the architecture firm but a third party they would have to submit the sign through a sign permit application and it would be reviewed to meet those standards.

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*Philip Jordan* there was talk about putting letters on the building, but they are not sure if that was Skip Koster's desire since he will have a monument sign.

*Commissioner Cline* asked if there was metal around the top?

*Geoff Snow* said there would be wood and metal panels, limestone, and some dark charcoal brick in some locations. Corrugated metal to bend around the entry radius. The columns would be colored concrete.

*Philip Jordan* said the windows would be aluminum. The windows will have a blue gray tint to tip the hat to Goddard colors.

*Geoff Snow* said the HVAC will be up on the roof to hide it as much as possible.

*Philip Jordan* said the hvac units got larger and they had to keep considering the redesign of the possible parapets.

*Chair VanAmburg* asked if the Planning Commission had any questions.

*Commissioner Parks* said he didn't have any questions and he thought it looked great.

**MOTION:** *Commissioner Cline* moved to approve the amended site plan for Phase 2 of the Goddard Genesis softball diamonds. *Commissioner Parks* seconded the motion.

Motion carried **5-0**

Following comments by *Chair VanAmburg* stated that he was glad it was not another tin farm building.

## **CITY PLANNER REPORT**

### **I.1 Upcoming platting projects.**

*Scoggan* introduced the subject. He stated that on October 4th the city council approved the rezoning of 1001 S Goddard Rd. With the rezoning approval it will need to be platted since it is currently unplatted on one of the primary lots.

*Scoggan* said the majority of the development is unplatted and would need to be platted. He further stated that the rezoning of the land swap with Tanganyika is currently in the first phase of four phases for a Planned Unit Development. They have started the second and third phase which would include a preliminary plat and a final plat.

## **PLANNING COMMISSIONER COMMENTS**

*Commissioner Crow* said she thought there was something about the Genesis Baseball diamonds?

*Scoggan* replied it was in the minutes which was describing last Planning Commission meeting.

*Commissioner Parks* asked what the schedule was like for the veterinary clinic.

*Phillip Jordan* said he feels like it has been at 99% for about 2 months. He said another two weeks would put it at 100%.

*Phillip Jordan* said he was excited that Skip has committed to doing something really special and he deserves the credit but he was also excited because they have a good contractor for the project.

*Chair VanAmburg* asked if it was privileged knowledge?

*Phillip Jordan* said no it was common construction and he was excited to be working with them.

*Phillip Jordan* also said there was some supply chain issues but they had ordered certain supplies that were arriving soon to help move the project along.

*Chair VanAmburg* said this was a nice addition.

*Phillip Jordan* also mentioned it was designed to allow for five more exam rooms.

**ADJOURNMENT**

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

Motion carried **5-0**

*Meeting adjourned at 7:30 pm.*

*Micah Scoggan, Community Development Director*