

AGENDA – REGULAR MEETING
GODDARD CITY PLANNING COMMISSION/BOARD OF ZONING APPEALS
118 North Main, Goddard, KS
7:00 P.M. Monday, April 9, 2018

- A) Call to Order
- B) Pledge of Allegiance and Invocation
- C) Approval of the Agenda
- D) Citizen Comments
- E) Approval of Minutes
 - 1. Regular Meeting: March 12, 2018
- F) Board of Zoning Appeals – None.
- G) Old Business – None.
- H) New Business –
 - 1. Joint Meeting with Goddard City Council to discuss future areas for development of higher-density housing including R-2 (Two-Family Residential Districts) and R-3 (Multiple-Family Residential Districts).
- I) Staff Reports – None.
- J) Commissioner Comments
- K) Adjourn

Attachments

Agenda Subject to Revision.

Next Regular Meeting of the Planning Commission is scheduled for May 14, 2018.

MINUTES – REGULAR MEETING
GODDARD PLANNING COMMISSION/BOARD OF ZONING APPEALS
118 North Main St., Goddard City Hall
March 12, 2018

- A. CALL TO ORDER:** The City of Goddard Planning Commission/Board of Zoning Appeals met in a Regular Session on Monday, March 12, 2018 at 7:00 p.m. *Chairman VanAmburg* called the meeting to order.

Commissioners Present

Doug VanAmburg
Doug Hall
Shane Grafing
Justin Parks

Commissioners Absent

Darrin Cline
Jamie Coyne

City staff present

Tim Johnson, Director, Community Development
Justin Constantino, Assistant to the City Administrator
Monte Barnickle, Community Development Specialist

Council members present

Jamie Blubaugh, Mayor
Larry Zimmerman, Councilman

- B. PLEDGE OF ALLEGIANCE AND INVOCATION:** *Chairman VanAmburg* led the Commission in the Pledge of Allegiance, and led the Commission in the Invocation.
- C. APPROVAL OF THE AGENDA:** *Commissioner Grafing* moved to accept the Agenda as presented. *Commissioner Hall* seconded the motion. **Motion carried 4-0.**
- D. CITIZEN COMMENTS:** No citizen comments were made.
- E. APPROVAL OF MINUTES:** *Johnson* presented the meeting minutes from the regular meeting of December 11, 2017. *Commissioner Grafing* moved to approve the minutes as presented. *Commissioner Parks* seconded the motion. **Motion carried 4-0.**
- F. BOARD OF ZONING APPEALS:** None.
- G. OLD BUSINESS:** None.
- H. NEW BUSINESS:**
1. Public Hearing – To consider an application for a zoning amendment pursuant to Article 13, and a preliminary planned unit development plan pursuant to Article 4 of the City of Goddard Zoning Ordinances for the purpose of rezoning certain property located behind the NE corner of Kellogg and 183rd St. and approving a preliminary development plan for Dove Estates PUD.

Johnson introduced the subject, and presented staff report H.1 with the 17 criteria for considering the PUD amendment. He also referenced how the project addresses some of the goals concerning Economic Development and Housing in the Comprehensive Plan. *Johnson* then addressed the 10 criteria of Article 4 concerning PUD Preliminary Plans. Staff recommended approval of the requested zoning and preliminary development plan for Dove Estates PUD contingent upon four issues:

1. A drainage plan must be approved by the city engineer before the development plan can be submitted to the City Council for consideration
2. The water and sewer system plans are subject to further review
3. Connection to the existing water system will require metering and backflow prevention to be place within a vault to demarcate the dividing line between City of Goddard and private maintenance
4. All improvements are planned to be privately financed without the use of the petition process for financing any improvements through the City

Commissioner VanAmburg opened the public hearing.

Russ Ewy, representing Baughman Company said that several drainage plans on previous occasions had been submitted for this area and approved. These plans will be updated and merged together. Drainage will not be an issue.

Commissioner VanAmburg asked what buffering would occur between the Highway and the PUD area. Mr. Ewy replied that several berms would be installed along with additional landscaping.

Mr. and Mrs. Jack Davis, 900 N. Oak Ridge Ave. spoke in favor of the project.

There being no other comments from the public, the public hearing closed at 7:53.

Commissioner Grafing motioned to approve the change of zoning and preliminary PUD development plan, as presented by staff, and recommend their approval to the City Council, contingent upon the applicant's acceptance of the following:

1. A drainage plan must be approved by the city engineer before the development plan can be submitted to the City Council for consideration
2. The water and sewer system plans are subject to further review
3. Connection to the existing water system will require metering and backflow prevention to be place within a vault to demarcate the dividing line between City of Goddard and private maintenance
4. All improvements are planned to be privately financed without the use of the petition process for financing any improvements through the City

Commissioner Parks seconded the motion.

Motion passed 4-0.

2. Concurrent consideration of a Preliminary and a Final Plat for Dove Estates, a Replat of a Portion of St. Andrews Commercial Addition to the City of Goddard, Sedgwick County, Kansas.

Johnson introduced the item and presented the staff report the Preliminary and Final Plat request. Staff recommended approval of both the Preliminary Plat and Final Plat, contingent upon approval of a drainage plan by the city engineer along with any additional changes required by the Planning Commission. The final plat, including those changes, will then be forwarded to the Goddard City Council with the recommendation that it be approved.

Commissioner Grafing made a motion to approve the Preliminary and Final Plat contingent upon approval of a drainage plan by the city engineer. *Commissioner Hall* seconded the motion.
Motion passed 4-0.

3. Public Hearing – To consider a petition for vacation of a portion of the access control to and of a utility easement located on Lot 1, Block A, U.S.D. #265 Addition to the City of Goddard, Sedgwick County, Kansas.

Johnson presented the staff report this petition.

Commissioner VanAmburg opened the Public Hearing. Council member Larry Zimmerman asked if the City was paying for a new water vault. Russ Ewy, representing USD #265 responded that the District would be responsible for the costs of the water vault and any other costs on their property.

There being no other comments from the public, the Public Hearing was closed.

Commissioner Hall made a motion to approve and recommend to the Governing Body approval of an Ordinance of Vacation of a portion of the access control to and of a utility easement located on Lot 1, Block A, U.S.D. #265 Addition to the City of Goddard, Kansas, affirming that no private rights will be injured or endangered by such vacation or exclusion, and that the public will suffer no loss or inconvenience thereby, and that in justice to the petitioner or petitioners the request ought to be granted.

Commissioner Grafing seconded the motion.
Motion passed 4-0.

4. Public Hearing – To consider a text amendment to Article 6.100. B.3 of the City of Goddard Zoning Regulations allowing for storage buildings up to and including 280 square feet of gross floor area as accessory uses to single and two-family dwelling units pursuant to the authorization contained in K.S.A. Section 12-753.

Johnson presented staff report item H-4 on amending the Zoning Regulations increasing storage shed size from 200 up to and including 280 square feet.

Commissioner VanAmburg opened the Public Hearing.

There being no comments from the public, the Public Hearing was closed.

Commissioner Hall made motion to amend the Zoning Regulations as presented. *Commissioner Parks* seconded the motion.

Motion passed 4-0.

I. STAFF REPORTS:

1. STAR Bond Update

Johnson updated commissioners on the status of the STAR Bond development.

2. New PUD pages with the December 2017 update to the Zoning Regulations were distributed.

J. COMMISSIONER COMMENTS:

None.

K. ADJOURNMENT: *Commissioner Grafing* moved to adjourn the meeting at 8:33 p.m. *Commissioner Hall* seconded the motion. **Motion carried 4-0.**

Meeting adjourned at 8:34 p.m.

Tim Johnson, Director, Community Development

Minutes Pending Approval at the April 9, 2018 Meeting.