

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
January 10, 2022**

The Goddard Planning Commission met in regular session at Goddard City Hall on Monday January 10, 2022. Vice-Chair Grafing called the meeting to order at 7:00 p.m. Vice-Chair Grafing led in the Pledge of Allegiance and Commissioner Coyne led the Invocation.

Commission members present were:

Doug Hall, Jamie Coyne, Jody Crow, Justin Parks, Shane Grafing.

Commissioners absent were:

Darrin Cline

Also present were: Micah Scoggan Community Development Director; Thatcher Moddie Assistant to the City Administrator; Jacob Burnett of Loving Cup LLC.

APPROVAL OF THE AGENDA

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

5-0

APPROVAL OF THE MINUTES

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

5-0

CITIZEN COMMENTS

Jennifer Walk [14410 W Pawnee Ave.] She stated she said she is a speech language pathologist. She lived in Germany and recently moved back to the Goddard area. She said she bought a building in the industrial area. She is hoping to open a business in the industrial district, but the zoning is quite limiting in terms of the types of businesses that can go in there.

She said *Scoggan* mentioned that the modification of I-1 was on the docket and she hopes that it would be well considered and she is excited to be back in the Goddard area and to see what could become of that district.

Vice-Chair Grafing [closed the portion of citizens comments]

BOARD OF ZONING

None

OLD BUSINESS

None

NEW BUSINESS

H.1 Vote on new Chair and Vice Chair.

Scoggan introduced the subject. He stated that according to the Planning Commission bylaws the position of Chair and Vice Chair must be decided by a decision of the Planning Commission annually. This is done by selecting individuals from amongst existing Planning Commission members to represent the positions of chair and vice chair to help govern the meetings. The chair and vice chair are allowed to vote with the chair only voting after they have found a motion and a second from amongst the Planning Commission. The chair can not make a motion or a second, but the vice-chair can unless the vice chair is filling the role of chair in the chair's absence.

A vote was carried out for the position of chair and vice chair.

Commissioner Shane Grafing was awarded the position of Chair.

Commissioner Jamie Coyne was awarded the position of Vice-Chair.

H.2 Scooters Site Plan.

Scoggan introduced the subject. He stated that Phelps Engineering, Inc has submitted a site plan application for a new Scooters drive thru coffee kiosk at the corner of US 54 and Cedar. This Scooters will be located in between Cedar and Main St. This is on land that will be reviewed for a final plat by the City Council on January 18th, 2022. The Planning Commission approved the plat for this land August 9, 2021, contingent upon final engineering review for storm water. Baughman Engineering PA, who represents the developer, has worked with the city engineer to incorporate a 50' by 80' storm water drainage easement on the southeast corner to capture more storm water runoff to ease the impacts of rainwater on cedar. The developer is asking for a sign

variance to add more walls signs to the proposed development. The city subdivision regulations limit the location of wall signs to each building face abutting a street. This would restrict the placement of wall signs to the east and the north. The developer would like to place some walls signs on the south and the west.

Scoggan mentioned that the scooters building is not abutting Main St and could not have a wall sign on that side per the subdivision regulations. They are asking for a monument sign but it does not need a variance as the monument sign does meet the subdivision regulations.

Scoggan mentioned that Aaron Snook had swapped land with KDOT for more frontage which it will be on the plat.

Scoggan mentioned there are no publication requirements for a site plan. Scoggan invited Jacob Burnett to come up and speak.

Jacob Burnett said he was excited to serve Goddard and he was open to any questions they might have.

Commissioner Coyne asked if it was going to be a one-sided drive-thru?

Jacob Burnett said that was correct. He stated they use to build the double sided, but they have transitioned to a single sided drive thru.

Commissioner Crow asked if the other side walk up or is it only drive thru?

Jacob Burnett said they only do drive thru. They are like an assembly line so if a walk up is added it derails the service system. He said he thinks they have an attractive building.

Commissioner Grafing asked if there were two different site plans on there.

Scoggan said multiple site plans are required for a complete application.

Commissioner Grafing said it shows the dumpster on one side in one site plan but on the other side on another site plan.

Scoggan mentioned were the possible entrance and exits are.

Jacob Burnett said the site plan being presented is the one they intend to move forward with.

Commissioner Coyne said it was the overlay image.

Scoggan said he incorporated the old design by accident not realizing they had modified since then.

Commissioner Hall asked about KDOT with additional frontage.

Scoggan said KDOT is anticipating the US-54 96 bypass happening. He said KDOT will hold onto a design for a long time. It will get modified but it does not simply go away. He mentioned that part of that design included a flyover and when they lift US-54 off the ground for the flyover they will require more Right Of Way for additional space to build the flyover. They have been acquiring more ROW for that end.

Commissioner Hall asked about the north side engaging with the new ROW for US-54.

Scoggan said it was difficult to say. The project went from ½ billion dollars to 1.2 billion dollars. He said he was not sure when that would happen. He mentioned that KDOT said that was all they needed with Mr. Aaron Snook and now the platting is going through so they must be okay with what is proposed.

MOTION: *Commissioner Parks* motioned to approve the site plan for the new Scooters drive thru contingent upon review of a variance request for additional wall signs. *Commissioner Coyne* seconded the motion.

Motion carried **5-0**

CITY PLANNER REPORT

I.1 Goals for 2022

Scoggan introduced the subject. He stated that the city will look at maximizing the return on existing infrastructure by encouraging development on vacant lots. If it is city owned property, city staff will outline some of these properties for sale to private developers to start generating property taxes of the land if approved by city council.

The city will continue to look for commercial partners who would like to create new businesses in Goddard. This will be through active outreach and GIS analytics to determine good matches for the city's population growth.

Scoggan mentioned that commercial property follows residential property but residential is assessed at 11.5% while commercial is assessed at 25% so commercial helps cash flow Capital Improvement Projects.

In 2021 there was discussion around allowing the industrial district to be more flexible in its land uses and city staff is preparing a draft modification to this end. The zoning classification I-1 is for industrial classification of land uses. However recent changes in market trends have made the zoning district more desirable for warehouse storage as a business incubator. Some of these proposed uses would not comply with the zoning district and would require a special use application. The intent of modifying this zoning classification would be to allow more flexible use of existing or proposed warehouse space to capitalize on changing market trends and allow for a more inclusive zoning classification while not compromising for more severe land uses.

PLANNING COMMISSIONER COMMENTS

Commissioner Crow asked about the land use Jennifer Walk asked about.

Scoggan said yes, they were hoping to include that in the zoning classification. He mentioned that special uses are treated like a rezoning and sometimes they act as a catch all. Scoggan said the question is if some businesses that are not allowed to be there currently propose locating into the Industrial district would it be beneficial to the city to change the zoning classification to allow for more businesses.

Commissioner Crow said her only concern would be the location of a kid centered businesses being near other industrial uses with trucks coming in and out of the area.

Scoggan said those ideas could certainly be taken into consideration if a business was proposed that needed additional signage or off street parking or fencing.

Scoggan said he felt that the industrial district has not been fully realized due to the fact that Goddard does not have a port or rail for freight.

Commissioner Coyne asked if the thought was to modify I-1 or to create a new zoning classification?

Scoggan said the thought would be to modify I-1.

Scoggan said the I-1 zoning classification is defined exactly as you would expect an industrial district to be defined as. However, since that is the case the zoning has not been fully realized because markets do not necessarily abide by the zoning classification.

Commissioner Hall asked if there used to be a school there once?

Scoggan said that was correct. The one Mr Ungles owns used to be a school.

Commissioner Hall asked about the Stroots slaughterhouse and if they own the lot next to them?

Scoggan said they do own the land next to them but they are not allowed to operate as a slaughterhouse on the land next to them. It can only be for processing and distribution they cannot slaughter on that new land they bought.

Commissioner Hall asked if Stroots has come up with a design yet.

Scoggan said they have started working with an Architect and an Intermediary who helps layout the necessary design aspects specifically related to cold storage and slaughter operations.

ADJOURNMENT

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

Motion carried **5-0**

Meeting adjourned at 7:45 pm.

Micah Scoggan, Community Development Director