

**MINUTES-REGULAR SESSION
CITY OF GODDARD
118 NORTH MAIN, GODDARD, KS
August 8, 2022**

The Goddard Planning Commission met in regular session at Goddard City Hall on Monday August 8, 2022. Vice-Chair Coyne called the meeting to order at 7:00 p.m. Vice-Chair Coyne led in the Pledge of Allegiance and Commissioner Cline led the Invocation.

Commission members present were:

Doug Hall, Darrin Cline, Justin Parks, Ryan Walker, Jamie Coyne, Daniel Hayden

Commissioners absent were:

Shane Grafing

Also present were: Micah Scoggan Community Development Director; Thatcher Moddie Assistant to the City Administrator; Anders Herpolsheimer of Ron's Sign Co

APPROVAL OF THE AGENDA

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

6-0

APPROVAL OF THE MINUTES

MOTION: *Commissioner Hall* moved to approve the minutes from July 9, 2022. *Commissioner Cline* seconded the motion. The motion carried unanimously.

6-0

CITIZEN COMMENTS

Vice-Chair Coyne [Opened the portion of citizens comments]

None

Vice-Chair Coyne [Closed the portion of citizens comments]

BOARD OF ZONING

F.1 Sign variance Goddard Wine and Spirits case # VAR-22-2

Scoggan introduced the subject. He stated that Anders Herpolsheimer of Ron's Sign Co has submitted a sign variance request on behalf of the applicant Goddard Central Wine and Spirits to place a second wall sign on the south facing side of the leased building 19950 W Kellogg Dr (the old Dollar Tree).

Article 7 of the sign regulations only allows one wall sign per lot unless it is a through lot or corner lot and then one wall sign shall be allowed per frontage to face that street.

Goddard Central Wine and Spirits wants to take the sign they would be allowed on the west side and move it to the south side.

A variance requires publication in the city newspaper and 20 days to elapse before they can be considered by the BZA. A variance requires letters to be sent out to everyone within 200' of the property within city limits and 1000' outside city limits.

Scoggan said they have not received any comments.

Scoggan mentioned that sign variances are an acceptable type of variance under article 10 of the subdivision regulations.

Scoggan stated the requirements of approving a variance per K.S.A. 12-759(e)

Scoggan said staff's recommendation was that the Planning Commission approve the sign variance request for case # VAR-22-2.

Anders Herpolsheimer mentioned that the front elevation is not uniform it is staggered, and the secondary sign sits back further than the front one. He mentioned that they want a reader board for marketing purposes.

Commissioner Cline asked if they were going to add a sign to the pole sign under the AutoZone sign.

Anders Herpolsheimer said he talked to property developer, and he was in favor of demolishing the old pole sign and putting up a monument sign. He said he is in favor of the rejuvenation project to convert to a monument sign.

Scoggan mentioned the requirement for converting to a monument sign is only for when the property sells and not for a lease change.

Anders Herpolsheimer mentioned taking out the cabinet on the pole sign.

Commissioner Cline asked if they could tie a banner between the two legs for a sign?

Anders Herpolsheimer he was not sure but he thought it would need a permit first.

MOTION: *Commissioner Cline* moved to approve the sign variance request for case # VAR-22-2.
Commissioner Walker seconded the motion.

6-0

Motion Passed

OLD BUSINESS

None

NEW BUSINESS

None

CITY PLANNER REPORT

I.1 New Planning Commissioner

Scoggan stated that The Planning Commissioners operate on a 3-year term basis with 1/3 of the Planning Commissioners being re-appointed each year. The mayor appoints the Commissioners to office, and they are confirmed by the Governing Body.

Jody Crow stepped down from the Planning Commission after her position became untenable due to changes in the bylaws that required all Planning Commissioners to reside within city limits unless otherwise specified by state law.

The City Council did approve amending the Planning Commission bylaws on February 7, 2022. Daniel Hayden resides in the city limits of Goddard fulfilling the bylaw requirements and comes recommended by Mayor Zimmerman.

He was approved by the City Council on August 1, 2022

Daniel Hayden currently works at Skyward Credit Union as the Vice President of Operations. He graduated from K-State University -with a B.S. General Business Administration in 2008 and he completed the Southwest Credit Union National Association Management School.

I.2 Economic Report

Scoggan introduced some slides outlining different economic facts for city growth and demographics. He showed some slides related to building permits for the year and the last 20 years in review.

Scoggan also presented potential transportation improvement projects.

Commissioner Walker asked if there was a timeline for either project?

Scoggan said both designs are tentative and not final which means they cannot be bid for construction yet.

Commissioner Cline asked what the speed limit is going to be for the RCUT and the 54/96 bypass?

Scoggan said he was not sure he could not speak definitively on the speed limits for either project.

Vice-Chair Coyne asked if there was going to be a stop light or not?

Scoggan said he was not sure be he thought there was not going to be a stop light.

Scoggan introduced some numbers for infrastructure and cash flow analysis for property taxes.

Commissioner Walker asked if the number reflected maintenance cost.

Scoggan said it just showed material cost and did not reflect cost for service from engineering and public works services or anything else.

PLANNING COMMISSIONER COMMENTS

Commissioner Walker welcomed *Commissioner Hayden* to the Planning Commission.

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August 8, 2022*

ADJOURNMENT

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

Motion carried **6-0**

Meeting adjourned at 7:22 pm.

Micah Scoggan, Community Development Director