

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

The Goddard Planning Commission met in regular session at Goddard City Hall on Monday October 10, 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; Don Folger of Folgers and associates; Bryan Lagaly Developer.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Cline* motioned to approve the agenda for October 10, 2022, regular Planning Commission meeting. *Commissioner Walker* seconded the motion. The motion carried unanimously.

6-0

APPROVAL OF THE MINUTES

MOTION: *Commissioner Cline* moved to approve the minutes from September 12, 2022. *Commissioner Hall* seconded the motion. The motion carried unanimously.

6-0

CITIZEN COMMENTS

None

Vice-Chair Coyne closed the citizens comments.

BOARD OF ZONING

F.1 Lot Split 900 & 904 Cloverleaf St case # SPLT-22-4

Scoggan introduced the subject. He stated that Abbott Land Survey has submitted an application for a lot split at 900/904 Cloverleaf St. The application is to split the lot down the middle to convert an existing duplex into a twin home. The difference between a duplex and a twin home is a duplex is owned by one individual or company.

With a twin home, one side is owned by one individual or company and the other side is owned by another. This requires two separate parcel numbers or tax ids which requires the lot to be split.

Scoggan stated that the city subdivision regulations dictate requirements for conversion to twin homes in Article 2.102 and lot split requirements in Article 12.122.

Scoggan went through the requirements for a lot split approval. He said it was recommended that the Planning Commission approve the lot split application for 900 & 904 Clover Leaf St Case # SPLT-22-4

MOTION: *Commissioner Walker* moved to approve the lot split application for 900 & 904 Clover Leaf St Case # SPLT-22-4. *Commissioner Cline* seconded the motion.

6-0

OLD BUSINESS

None

NEW BUSINESS

H.1 Amending Article 12.132

Scoggan introduced the subject. He stated that as the city of Goddard grows the demand that is put on its water and sewer infrastructure increases. This demand results in new costs associated with maintenance, construction, and management of the city sewer and water system.

Discussion around oversizing the city infrastructure for future developments was discussed with the City Council on October 4, 2021.

This proposal was later reviewed on March 7, 2022, with the City Council and followed up with another review on October 3, 2022.

He said the Planning Commission is reviewing adding some language to Article 12.132 of the subdivision regulations. This language will state how the city can oversize potential infrastructure

and how the city will pay for and recoup the cost of that infrastructure.

If the Planning Commission approves the changes, final review will be with the city council followed by a recommendation for adoption of an ordinance that will need to be published in the city newspaper.

Scoggan stated in review that the current article that is being presented for review is found in article 12, 132 of the subdivision regulations.

He said the Planning Commission is reviewing an ordinance that would outline how the city can oversize future infrastructure and assess the oversizing cost to future developments.

Oversizing city infrastructure would utilize a benefit fee to assess the potential at large cost the city would incur for oversizing infrastructure. These costs will be assessed to each development, as needed, for them to connect to city infrastructure. This assessment will be for oversizing infrastructure only and will not be used for cost-sharing of infrastructure that is needed for an individual development.

Scoggan mentioned costs for developments vary and as such they could not include it in the master fee schedule as a static cost for that reason. The city attorneys have determined the best way to reference a fee that does not have a hard number set to it would be through the subdivision regulations.

Scoggan said the subdivision regulations currently has language for how a developer could pay for the costs of infrastructure in terms of petitions and recouping the cost.

Scoggan said it was recommended that the Planning Commission approve the amendment to article 12.132 of the subdivision regulations.

Commissioner Coyne said current method would be for development one to come online and then wait for development two and then assess that development at that time.

Scoggan said that is correct. Typically what you would see is development one would come by and if a main was needed to run along an arterial street to that development that developer would have to pay the whole cost of that main. The city received some complaints about that, and the city has looked into how to make these costs more equitable.

Scoggan said it can save the city money because the city will borrow the money now and apply the cost later as opposed to borrowing the money later at potentially a greater amount for the same improvements.

Commissioner Cline asked if the oversizing is paid for the water customers and the city until development two comes in?

Scoggan said if the infrastructure was one million dollars the city would borrow a million dollars and apply half to development one and carry the cost of the other half until it can be applied to development two.

Commissioner Cline asked if at large meant the water customers?

Scoggan said everyone not just the water customers.

Commissioner Walker asked if there are carrying costs?

Scoggan said there is always interest. The city gets better interest rates than the developer.

Commissioner Walker asked if it would get passed on with the interest?

Scoggan said yes.

Scoggan said either way the city has always done specials and it would be more cost effective for the city to pay now for infrastructure than later.

Commissioner Hall asked if there are any projects where the city is looking at using this?

Scoggan said yes, he can't talk about all of them because some of them are not public yet.

Commissioner Cline said the only problem he had is everyone else in the city of Goddard has to pay for the rest of it. Everyone else has already paid their specials.

Scoggan said it is not like the public will get an extra bill. The money will come out of the funds they have allocated in water or sewer or the general fund ect.

Commissioner Cline said everyone's water bill would go up.

Scoggan said no the water bill wouldn't go up. It means the city would incur cost or debt which would mean instead of paving a street that project might get deferred for a time until development two came online.

Commissioner Hayden asked if this expansion make is more efficient of seeing more developments go in?

Scoggan said yes. Very much so.

Scoggan said it is like seeing development pop up along a rail line or a road or any type of transportation.

Commissioner Hayden said so it is like an investment.

Scoggan said yes.

Commissioner Walker asked if this is standard practice.

Scoggan said they try to emulate Wichita, but other cities of their size have not implemented this yet. He said Derby is working on theirs now.

MOTION: *Commissioner Hall* moved to approve the amendment to article 12.132 of the subdivision regulations.

Commissioner Walker seconded the motion.

6-0

H.2 Site plan Boat and RV storage

Scoggan introduced the subject. He stated that Don Folgers of Folgers and Associates has submitted a site plan application for a Boat and RV storage building located on 6th St in the cul-de-sac. This site plan application is for the developer Bryan Lagaly to construct in the commercial C-2 district a boat and RV storage building.

All non-residential principal structures are required to have a site plan submitted.

Scoggan said that the façade material coverings are required to be approved by the Planning Commission.

Scoggan said it was recommended that the Planning Commission approve the site plan for the Boat and RV Storage building contingent upon final approval for the façade covering.

Commissioner Hall asked if there would be a screening requirement for the south side of the south development?

Scoggan said for this agenda item it would not be required but for the follow up agenda item it would be required.

Commissioner Hall said these are two separate agenda items?

Scoggan said yes two separate agenda items that way they can be considered independently of one

another if there is an issue with one it won't affect the other one.

Scoggan asked *Bryan Lagaly* if the screening will go on both lots?

Bryan Lagaly said yes it will go around both lots except where there is a gate.

Commissioner Coyne asked if it was going to be single access into both lots.

Bryan Lagaly said yes.

Commissioner Coyne asked about the two north lots and if anything was happening there.

Scoggan said nothing right now. It is platted and it would be considered infill development since all the infrastructure exists.

Scoggan said the cul-de-sac makes for commercially odd, shaped lots. That is why he required façade coverings on the north lot to be on the west side and on the south lot the north face for the façade covering.

Commissioner Cline asked if the drive was going to be gravel?

Bryan Lagaly said it is all going to be paved.

Commissioner Cline asked about drainage.

Don Folger said the dashed line that splits the lot is the drainage easement. He said it is really flat right now. They are picking up the water from the lot above and they are surface draining into a catch basin and putting it in a culvert.

Commissioner Cline asked if there was a size that was the minimum before it needed to have detention.

Scoggan said typically an acre or more.

Bryan Lagaly said the lots are just under a half-acre each.

Commissioner Hall asked what the façade requirements were.

Scoggan said it was up to the Planning Commission to approve the façade materials. It is required unless they ask for a variance.

Commissioner Hall said the existing buildings in that cul-de-sac one has some masonry and the other has nothing.

Bryan Lagaly said they went with metal on metal instead a brick because it wont rust out as fast. He said it will look the same in ten years as it does now.

MOTION: *Commissioner Walker* moved approve the site plan for the Boat and RV Storage building contingent upon final approval for the façade covering.

(MOTION)

Commissioner Cline seconded the motion.

6-0

H.3 Site Plan Office and Flex Space Building

Scoggan introduced the subject. He stated that Don Folgers of Folgers and Associates has submitted a site plan application for a office and flex space building located on 6th St in the cul-de-sac.

This site plan application is for the developer Bryan Lagaly to construct in the commercial C-2 district an office and planned flex space building.

All non-residential principal structures are required to have a site plan submitted.

Scoggan said screening is required.

Scoggan said it is recommended that the Planning Commission approve the site plan for office and flex space building contingent upon the approval of the façade covering.

Commissioner Hall asked if a metal fence for screening was acceptable.

Scoggan said yes since it is a screening requirement and not a residential privacy fence.

Commissioner Cline asked what color the fence was going to be.

Bryan Lagaly said it would be gray.

Commissioner Coyne asked if it was an eight-foot fence or a six-foot fence?

Bryan Lagaly said it was a six-foot fence.

Scoggan said eight feet was the maximum for screening purposes and six feet it the minimum.

MOTION: *Commissioner Hayden* moved to approve the site plan for office and flex space building contingent upon the approval of the façade covering.

Commissioner Walker seconded the motion.

6-0

CITY PLANNER REPORT

I.1 Economic Report

Scoggan introduced some economic trends that he was observing and show some metrics from different sources theorizing how these trends would impact Goddard and the surrounding area.

PLANNING COMMISSIONER COMMENTS

Commissioner Coyne asked why so many people were coming to Kansas from Missouri?

Scoggan said it was speculative, but he thought it might have been because some Missouri schools lost their accreditation from poor metrics which doesn't encourage people to stay around the area.

Scoggan said there are many different factors job opportunities the availability of land. Housing ect.

Commissioner Cline asked how a school loses its accreditation?

Scoggan said he would have to go back and look but he thinks it is failing tests scores, poor graduation rates.

ADJOURNMENT

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

Motion carried **6-0**

Meeting adjourned at 7:54 pm.

Micah Scoggan, Community Development Director