



City of Clearwater Planning Commission

Tuesday, October 6, 2020 at 6:30pm

129 E Ross Clearwater, KS 67026

[www.clearwaterks.org](http://www.clearwaterks.org)

## AGENDA

[Please note that the meeting agenda is subject to change during the meeting.]

**1. Call meeting to order**

**2. Roll Call**

George Rudy

Crystal McDowell

Tanner Peissig

Ron Witt

John Graham

Lyle Berntsen

Tex Titterington

**3. Approve Minutes from the August 4, 2020 meeting**

**4. Public Hearing – Consider a variance from the minimum rear setback of 6 feet, 411 S. 3rd**

**5. Discussion: Comprehensive Plan RFP**

**6. Other Business**

**7. Adjournment**

**City of Clearwater, Kansas**  
Sedgwick County  
Planning Commission - **MINUTES**  
August 4, 2020  
Clearwater City Hall  
129 E. Ross Avenue Clearwater, KS 67026

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**1. Call to Order**

Commissioner Rudy called the meeting to order at 6:30 p.m.

**2. Roll Call**

Deputy City Clerk called the roll to confirm the presence of a quorum. The following members were present:

George Rudy, Lyle Berntsen, John Graham and Tex Titterington were present. Ron Witt was present by telephone. Chrystal McDowell and Tanner Peissig were absent.

The following staff members were present:

Ron Marsh, City Administrator, Carol Reitberger, Deputy City Clerk, Jennifer Hill, City Attorney

**3. Approve Minutes from the March 3, 2020 meeting**

The motion to approve the minutes June 2, 2020 meeting was made by Commissioner Berntsen and seconded by Commissioner Graham. The motion passed unanimously with a roll call vote. 5-0

City Administrator Ron Marsh introduced the new City Attorney, Jennifer Hill to the Commission. Jennifer stated that she works with the law firm of McDonald & Tinker. She can be reached at [jhill@mcdonaldtinker.com](mailto:jhill@mcdonaldtinker.com) and 316-263-5851.

**4. Discussion: Comprehensive Plan RFP**

City Administrator Ron Marsh stated that there is \$15,000 in the 2020 budget and another \$30,00 in the 2021 budget for a total of \$45,000 by the end of 2021. Marsh stated that originally that John Riggs had said it would probably cost about \$35,000 to update the Comprehensive Plan for the City of Clearwater. Marsh asked the Commission what they would like to focus on.

City Administrator Marsh stated the land use would be something to look at with shouse homes and wind farms being built. Commissioner Witt stated that he would like to focus on the land use and population. Commissioner Titterington stated that streets and the 4-way stop sign in the transportation section would be something to look at in the future as well. Commissioners Berntsen, Graham and Rudy stated that housing and land use would be what they want to focus on.

City Administrator Marsh stated the new road off 103<sup>rd</sup> St South into Park Glen will be starting soon. He further stated that ½ mile of 95<sup>th</sup> will be paved going east of 135<sup>th</sup> in 2022. Marsh stated that without the census information the population section would not change.

**5. Other Business**

City Administrator Marsh let the Commission know that the name of the new street off 103<sup>rd</sup> St S will be Yvonne Drive after Yvonne Coon.

**6. Adjournment**

With there being no further business, Commissioner Berntsen made a motion to adjourn the meeting and seconded by Commissioner Titterington with a roll call vote. 5-0

The meeting adjourned at 6:50 p.m.

**CERTIFICATE**

State of Kansas        }  
County of Sedgwick   }  
City of Clearwater    }

I, Carol Reitberger, Deputy City Clerk of the City of Clearwater, Sedgwick County, Kansas, hereby certify that the foregoing is a true and correct copy of the approved minutes of the August 4, 2020 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 1<sup>st</sup> day of September 2020.

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Carol Reitberger, Deputy City Clerk



PAID

SEP 03 2020

Zoning Variance Request

CITY OF CLEARWATER

Property Owner:	Bob and Cleo Smith		
Address:	411 S. Third Street Clearwater FL		
Applicant (if different from property owner):			
Home Phone:	584-2464	Cell Phone:	316 655 7323
Email:	bg.smith@sktc.net		

Current Zoning	
Legal Description of Property (metes and bounds or subdivision/ block/ lot description)	
Lot 1, Block 2, Eden's 3rd Addition 411 S. Third Street, Clearwater FL 67026	

Present Use of Property
Personal Home since 1976

Explanation of the Request for a Variance (attach additional sheet if necessary)
New building in the backyard (Northwest Corner) 18 x 38 = 684 sq. ft. Allow west wall to be 3' from the fence line.

Provide a drawing to support the request and include the property lines of the application area, existing and proposed structures, appropriate dimensions, and any other information that would be helpful to the Board in evaluating the request.

The applicant/agent hereby declares that all information submitted is true to the best of his/her knowledge and that all information required for this request has been included.

Bob Smith  
Applicant Signature

9/3/2020  
Date

**Office Use Only**

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Residential	R-1
SOUTH	Residential	R-1
EAST	Residential	R-1
WEST	Residential	R-1

Article and Description of the Zoning Regulation of Variance Requested
<p>Article XXVII, Section 1, subsection 3                      "No accessory buildings or structure shall be closer... Any accessory building constructed in the side or rear yard shall not encroach on any required utility easements and shall not be located any closer to a property line than six (6) feet."</p>

Received by:	
Date Received:	9/3/20
Fee Paid:	\$125.00
Date Published:	9/10/20
Public Notice Mailed:	9/15/20
Hearing Date:	10/4/20

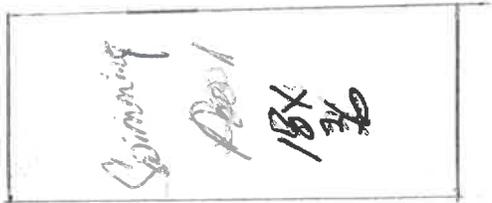
Nancy Street



Fence

Driveway

Fence



Existing house  
411 S. Third Street  
Lot 1, Block 2, Eden's Third

The lot is  
100 X 150'

Fence

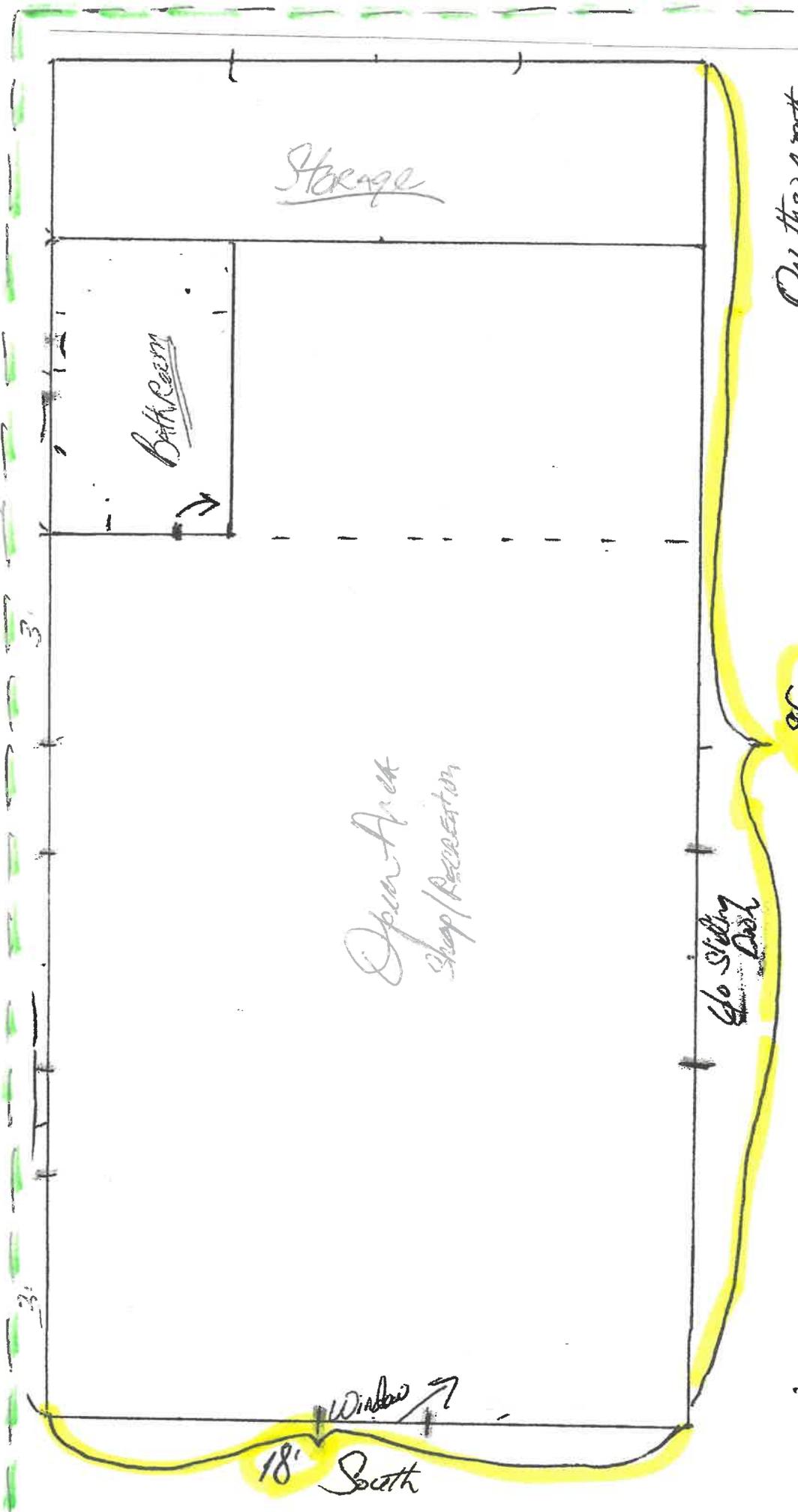
Third Street



Three feet between  
fence & unit wall  
of the building

Alley

Fence



On the road  
end - 6'  
between fence  
and building

Backyard



Window  
South