

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

FEBRUARY 1, 2005

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Monday, February 1, 2005 at 6:30 p.m., in the Clearwater City Council Chamber, City Hall at 129 E. Ross Avenue, Clearwater, Kansas.

The following members were present: George Rudy, Don Berntsen, Doug Sharp, and Lonnie Stieben. Jerry Bolin and LaDonna Lawrenz were absent. The following City staff members were present: Kent Brown, City Administrator; Cheryl Wright, City Clerk; and Janet Amerine, City Attorney.

1. Approval of Minutes of the Meeting of December 7, 2004

MOTION: The motion to approve the minutes was made by Sharp, seconded by Rudy, and passed unanimously.

The regularly scheduled meeting for January 4, 2005 was cancelled due to an ice storm and rescheduled for January 17, 2005.

There was not a quorum present for the meeting scheduled for January 17, 2005. No action taken.

2. Annexation of Senior Center and Senior Housing

City Administrator Brown reviewed an application from Mark Cox to annex seven acres off north Fourth Avenue south of CRC Village. The property will be for a Senior Housing Project and a new Senior Center. The zoning request is for R3 multi-family housing. Brown explained that the City received a CDBG Grant for \$150,000 for a 3,000 to 3,500 SF Senior Center and Mark Cox is going to provide the land for the Senior Center. Brown stated that there would be a street constructed from Fourth Avenue through the property to the ground behind Chisholm Ridge.

MOTION: Don Berntsen made a motion to send the application for annexation to the Council with the recommendation to annex seven acres for senior housing and a Senior Center. The motion was seconded by Doug Sharp and passed unanimously.

3. John Riggs – Training Exercise – Public Hearings

John Riggs stated that he is still working on the Community Facilities portion of the Comprehensive Plan. Riggs distributed the “Planning Commission Workshop Series” dealing with Public Hearings. Riggs stated that the Planning Commission should already understand and be in agreement before the Public Hearing begins. Riggs continued that there is only one reason to have a Public Hearing and that is to permit the public to express their opinion in an orderly and constructive manner. During the hearing the Commission members should be prepared to intelligently discuss the material and be attentive to the person speaking not looking through paper. The Chairman opens the Public Hearing and sets the ground rules and states the time limit for each speaker. The speaker comes to the podium states his or her name and then addresses the Commission. The Chairman can always cut off the hearing if the public begins repeating. All of the Public Hearing should be recorded in the official minutes of the meeting. After the public expresses their opinion, the Commission must analyze the content of the public opinion and weigh it with other facts and make a decision. The Commission is not legally bound to abide by the majority opinion expressed during the hearing. Lonnie Stieben question how the Commission comes in agreement with the issues? Riggs stated that all discussion has to be done at a public meeting. The meeting before the Public Hearing might be a good time to research and come to an agreement. The Commission briefly discussed open meetings and the number it takes for a quorum.

City Administrator Brown reported that all conditions have been met for the drainage for the new high school. The City Council approved the plat at the January 26th meeting.

City Administrator Brown stated that he received notification from the MAPC that the request from Westar to construct a Clearwater substation has been approved.

City Administrator Brown informed the Commission that Sedgwick County Code Enforcement raised the fees for building permits. The increase is for new construction is from 17 cents per square foot to 19 cents per square foot. The increase for unfinished is 13 cents per square foot to 15 cents per square foot.

4. Adjournment

With there being no further business to come before the Commission, Berntsen made a motion to adjourn the meeting. The motion was seconded by Stieben and passed unanimously.

CERTIFICATE

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

I, Cheryl Wright, 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 February 1, 2005 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 1st day of March 2005.

Cheryl S. Wright, City Clerk