

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

JULY 5, 2005

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, July 5, 2005 at 7:00 p.m., in the Clearwater City Council Chamber, City Hall at 129 E. Ross Avenue, Clearwater, Kansas.

The following members were present: Lonnie Stieben, LaDonna Lawrenz, Don Berntsen, and Aaron Tjaden. George Rudy, Doug Sharp, and Jerry Bolin 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 May 5, 2005

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

2. Community Facilities – John Riggs

John Riggs stated that he would review the portion of the Community Facilities Plan that is completed. Riggs stated that he is still waiting on requested information from South Central Kansas Education Center and Clearwater Retirement Community. Riggs reviewed the community facilities inventory map stating that it includes the entire facilities owned by the city, all school owned facilities, churches, parks, nursing home, post office, cemetery, and stated that the fishing ponds in Chisholm Ridge have been added.

Riggs stated that the municipal water supply is from groundwater wells from the aquifer associated with the Ninnescah River. There are currently 4 operational wells where the water is disinfected at the wellhead and then pumped to a 130,000 gallon elevated water storage tank. Riggs reviewed the water consumption over the years stating that in 2001 the per capita consumption was 104 gallons per day. Riggs reviewed that the water lines to a fire hydrant should be 4", but the City has several 2" lines. Riggs talked about the inevitable future water crisis that would be happening all over the nation. Riggs stated that like most small cities, Clearwater should do a water study on supply, storage and distribution. Riggs reviewed that the sanitary sewer consists of a series of various size pipes, which connect to a 4-cell lagoon located south of the City. The system is designed for gravity flow with a couple of lift stations and force mains for the low elevation areas. Riggs stated that based on the population forecasts, the sewer system and disposal works appear to be adequate for

current and future service. Riggs reviewed that the solid waste is collected and disposed by a commercial company. Waste Management is the collection agent for residential solid waste, with the cost of the service billed by the City on a monthly basis. Commercial solid waste is collected and disposed by contract haulers. In order to reduce the volume of solid waste, the City operates a disposal site for limbs and other yard waste for residents of the City. The City maintains a twice-monthly volunteer recycle program, which is picked up by the Sunflower Resource and Conservation District, which then sells the material. Riggs provided several tables showing the amount of waste per capita per year and the estimated future solid waste volume. Riggs stated that the City should be looking into additional programs for solid waste disposal. Riggs briefly reviewed city hall, law enforcement, fire protection, emergency medical service, and the library. Riggs stated that the review shows that there is a need for capital improvement projects in the future. Riggs reviewed the information provided by the superintendent regarding the schools. Riggs then reviewed the open space and recreation, stating that the City currently has 50 acres of land for parks. The standard for overall recreation area is one acre per 100 in population. Using this standard, the park system is adequate for many years. Riggs stated that school playgrounds, while they do contribute to the overall neighborhood recreational opportunity, they do not count toward the calculation of short and long-term community recreational needs. Riggs stated that the park system is basically in one area of the City and there is a need for small playgrounds easily accessible by small children in all residential neighborhoods. Don Berntsen questioned the size of the small neighborhood playgrounds? Riggs stated that for small children play areas, they could be as small as one lot or even a half of a lot. The area should have landscaping, a piece of equipment for small children, and a passive area for adults. LaDonna Lawrenz questioned if the City requires sidewalks in new developments? Riggs stated that sidewalks should be a requirement on one side of the street. City Administrator Brown stated that sidewalks have not been a requirement of new subdivisions. The City plans to put sidewalks at the fishing lakes in Chisholm Ridge. The Council briefly discussed sidewalks. Brown stated that sidewalks, once put in an area, are then the responsibility of the homeowner. In several parts of the City sidewalks have been removed because residents choose not to keep up the maintenance of the sidewalks. Riggs reviewed that there are grants available for sidewalks.

3. Subdivision Regulations

Tabled until the Commission has more time for review.

4. Adjournment

With there being no further business to come before the Commission, Lawrenz made a motion to adjourn the meeting. The motion was seconded by Berntsen 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 July 5, 2005 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 2nd day of August 2005.

Cheryl S. Wright, City Clerk