

**CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS**

**PLANNING COMMISSION MINUTES**

**December 5, 2006**

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, December 5, 2006 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: Don Berntsen, Lonnie Stieben, La Donna Lawrenz, George Rudy, Mike Machart, and Les Langston. The following City staff members were present: Kent Brown, City Administrator; Cheryl Wright, City Clerk; and Janet Amerine, City Attorney.

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**1. Approval of Minutes of the Meeting of November 7, 2006**

**MOTION:** The motion to approve the minutes was made by Don Berntsen, seconded by Les Langston and passed unanimously.

**2. Review Tent Garages and Storage**

City Administrator Brown reviewed the definition he found in the International Building Code for “Tent” “A Structure Enclosure or Shelter Constructed of Fabric or Pliable Material Supported by any Manner Except by Air or the Contents it Protects.” Brown stated that he contacted several other cities and there is not much available and most of the information is for size, not whether they are permitted. Brown stated if the structure is erected for more than 180 day it is building code and if erected for less than 180 day it is covered by the fire code. City Attorney Amerine stated that she spoke with John Riggs and he suggested that ‘tents’ not be solved by the Zoning Ordinance, but instead have the Council pass a separate ordinance with the regulations for this type of structure. Brown stated that the limit for the Sedgwick County Building Code is 200 square feet. The Commission briefly discussed the weight load and the wind limits for this type of structure. The Commission discussed the possible guidelines that they could suggest to the Council for an ordinance. Brown stated that he couldn’t find information that distinguishes between residential and commercial as far as regulations. Brown suggested a Special Permit with questions like how long to be constructed, where will it be put on he lot, how will it be secured, size allowed, and the weight and wind load specs. The Commission continued to discuss “tents” and came up with no real consensus on how to regulate or whether to regulate. Don Berntsen suggested tabling the discussion for a few months and see what happens.

**4. Other Matters and Concerns**

City Administrator Brown stated that the January meeting is scheduled for January 2<sup>nd</sup> and questioned if the Commission wanted to have the January meeting. After a brief discussion, it was decided to cancel the meeting unless something comes up where a meeting is required.

**5. Adjournment**

With there being no further business to come before the Commission, LaDonna Lawrenz made a motion to adjourn the meeting. The motion was seconded by Don 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 December 5, 2006 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 6th day of February 2007.

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Cheryl S. Wright, City Clerk