

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

February 7, 2006

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, February 7, 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: George Rudy, Lonnie Stieben, LaDonna Lawrenz, Don Berntsen, Mike Machart, and Les Langston. Aaron Tjaden was absent. The following City staff members were present: Kent Brown, City Administrator; Cheryl Wright, City Clerk; and Janet Amerine, City Attorney. Harlan Foraker, Certified Engineering Design also attended the meeting.

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1. Approval of Minutes of the Meeting of January 3, 2006

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

2. Preliminary Plat Seniors Addition

City Administrator Brown reviewed the outside drainage agreement between Don Mertens Custom Homes and Mark Cox. Brown stated that the current rate of drainage from the agriculture ground is 10.4 cubic feet per second, after construction the rate of drainage would be 20.4 cubic feet per second. Brown continued to state that after the phase 2- detention pond is constructed the rate of drainage would be 10.29 cubic feet per second, which is under the original rate of drainage. Harlan Foraker explained that the drainage from phase 1 through a pipe in detention pond 1 has reduced the developed discharge from 13.51 cubic feet per second down to 4.84 cubic feet per second. Foraker stated that there has been a question from Mark Cox, developer of the senior housing, concerning ingress egress easement. Foraker explained that there has been a 24 foot easement added to the plat from Janet Ave. on the west side and the east side of the senior center to the senior housing. Foraker continued to review that a 20 X 20 sanitary sewer easement has been added to the plat on the north side of the senior center. Foraker stated that he is leaving it up to the architect to revise the placement of the trash enclosures on his site plan. Don Berntsen stated that his main objection to the preliminary plat was the drainage plan and that has been signed.

MOTION: Don Berntsen made a motion to approve the preliminary plat for the Seniors Addition. LaDonna Lawrenz seconded the motion and it passed unanimously.

3. Final Plat Seniors Addition

City Administrator Brown reviewed the final plat pointing out many of the items discussed on the preliminary plat and stating that the final plat is dealing with the division of land. Harlan Foraker stated that the ingress egress easement for the east side of the senior center would be added to the final plat. Lonnie Stieben stated that he has a traffic concern. The Commission briefly discussed a way to relieve traffic on 103rd with no solution at this time. Brown stated that a portion of reserve B in phase 2 would be done at the same time as the dirt works for phase 1.

MOTION: Don Berntsen made a motion to approve the final plat with the additions that Harlan Foraker stated would be added. LaDonna Lawrenz seconded the motion and it passed unanimously.

4. Review of Comprehensive Plan Notebook

City Administrator Brown stated that the eight (8) little sections provided by John Riggs make up the Comprehensive Plan. Brown suggested since they were reviewed very quickly when Riggs presented each section that the Commission should review each section in detail again before the public hearing. Brown stated that the first section in the Plan is 'Background for Planning'. The first section is about Clearwater and the history of Clearwater. The Commission reviewed the section about 'Population'.

5. Other Matters and Concerns

Don Berntsen stated he tried to get a building permit for a garage and was told by staff that the side yard setbacks are 12-½ ft. Berntsen stated that the side yard setbacks for accessory structures have been 6 ft. with no more than 900 square feet of structure allowed. Berntsen stated that staff told him that it was changed in the new Zoning Ordinance. Berntsen stated that he was not aware of the change and is definitely against the change. The Commission reviewed the wording of accessory structures in the new Zoning Ordinance. After a brief discussion the Commission requested staff to draft an ordinance lowering the side yard setback for accessory structures in residential from 12-½ ft. to 6 ft.

6. Adjournment

With there being no further business to come before the Commission, Stieben 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 February 7, 2006 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 7th day of March 2006.

Cheryl S. Wright, City Clerk