

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

June 6, 2006

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, June 6, 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, Mike Machart, and Les Langston. Don Berntsen and Aaron Tjaden were absent. The following City staff members were present: Kent Brown, City Administrator; Cheryl Wright, City Clerk; and Janet Amerine, City Attorney. Bill Longnecker, MAPC, and John Riggs, Riggs, Associates also attended the meeting.

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1. Approval of Minutes of the Meeting of May 2, 2006

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

2. Request to MAPC to Vacate Portion of Platted Street Right-Of-Way

Bill Longnecker, planner with the (MAPC) Metropolitan Area Planning Commission, stated that Sedgwick County has received a request to vacate a portion of a platted street right-of-way, generally located midway between 79th Street South & 87th Street South, on the west side of 135th Street West. The property is a 12 X 20 portion specifically at the Prairie Grass Street and 135th West intersection and is in the Clearwater area of influence and subdivision jurisdiction. Longnecker stated that Jim Weber, Sedgwick County Engineer, has approved the request by the applicant, contingent on the applicant providing a restricted covenant that will be recorded with the vacation order at the Register of Deeds. The restricted covenant states that the reserve is hereby for landscaping and a sign designating the subdivision. The homeowners of Prairie Meadow Estates will maintain the reserve area. Longnecker continued to state that the MAPC has approved the request and the Sedgwick County Assistant Counselor is requesting the recommendation of the Clearwater Planning Commission. George Rudy questioned if the sign would be back far enough for the vehicles leaving the development to see traffic on 135th Street West? Longnecker stated that the Sedgwick County Engineer has approved plans and that visibility is not a public safety issue.

MOTION: Lonnie Stieben approved to vacate the street right-of-way for the Prairie Meadow Estates. LaDonna Lawrenz seconded the motion and it passed

unanimously.

3. **Public Hearing Comprehensive Plan**

At 7:16 p.m. George Rudy opened the hearing for the Comprehensive Plan. John Riggs stated that the maps are not ready tonight as the City is growing faster than he can add the annexations to the map. John Riggs provided a synopsis of the plans that make up the Comprehensive Plan. Riggs stated that there are 8 basic plans for planning.

Background for Planning: John Riggs stated this section includes history, geographic location, geology, climate, topography, soil, water, and various resources. This sets the stage for the rest of the plans.

Population: John Riggs stated that the Planning Commission selected a target population of 3,700 for year 2025.

Land Use: John Riggs stated that this section shows future land required and the use in order to handle the increase in population. If the growth actually occurs as targeted there would be a need for an additional 420 acres for urban development. Development is usually not solid so that would require 6 to 7 hundred acres.

Housing: John Riggs stated that if the population forecast actually happens, the housing demand would be for over 700 dwelling units over the next twenty years.

Transportation: John Riggs reviewed the maps and discussed the demands for new streets. The forecast would indicate the need to be somewhere over 5 miles of new streets over twenty years.

Community Facilities: John Riggs stated that this plan reviews all the current facilities and reviews everything in town and determines future needs. The review covers the water and sewer system, solid waste, law enforcement, City Hall, fire protection, EMS, library, schools, nursing home, public space, and recreation.

General Development Plan: John Riggs stated this plan looks at all the other plans and looks at future growth patterns, goals & objectives, and long range continuing development.

Implementing: John Riggs stated this portion provides the processes and procedures along with the tools and forms for the action plan.

John Riggs stated that the Comprehensive Plan is the plan and work of the Planning Commission. Riggs stated that the Comprehensive Plan would be sent from the Planning

Commission with recommendation to the City Council for adoption by reference. The City has to maintain not less than 3 copies and a copy should be sent to MAPC, USD #264 School Board, Recreation Commission, and Library. Riggs stated that anyone not legally required to have a copy of the Comprehensive Plan should be charged \$30.00 for a copy. George Rudy closed the hearing at 7:36 p.m. John Riggs stated that there are some changes to be made before the final document is ready.

MOTION: LaDonna Lawrenz made a motion to approve the Comprehensive Plan contingent on City Administrator approval of the changes yet to be made. Les Langston seconded the motion and it passed unanimously.

City Administrator Brown thanked John Riggs for the last 2 years of education for the Planning Commission and staff and for all of his help. Riggs told the Planning Commission and staff that he does not charge for phone calls, so if any future questions or problems come up give him a call.

4. **Findings of Zoning Appeal Ninnescah Township Variance Request**

City Administrator Brown stated that Ninnescah Township has withdrawn the request for a zoning variance. Brown continued to state that Ninnescah Township will be trading the land and building on S. Grain to the City of Clearwater for some land at the sewer ponds to build the new building.

MOTION: Mike Machart made a motion to accept the withdrawal for the variance request from Ninnescah Township. Lonnie Stieben seconded the motion and it passed unanimously.

5. **Nominations for Planning Commission Chairman**

City Clerk Wright stated that City Council appointments for boards and commissions were in May, so it is a good time to nominate a new Planning Commission Chairman. George Rudy has requested that a new chair be appointed. After a very brief discussion Lonnie Stieben stated that he would serve for the next year.

MOTION: George Rudy made a motion to nominate Lonnie Stieben for Planning Commission Chair. LaDonna Lawrenz seconded the motion and it passed unanimously.

MOITON: Lonnie Stieben made a motion to nominate LaDonna Lawrenz as Vice-Chair. Les Langston seconded the motion and it passed unanimously.

6. **Discussion on Reschedule of July Meeting**

City Clerk Wright explained that the next regularly scheduled meeting for the Planning Commission is July 4th. After a brief discussion it was decided to cancel the meeting for July and if anything came up to schedule a special meeting. The next regularly scheduled meeting for the Planning Commission is August 1.

7. Other Matters and Concerns

There were no other matters or concerns.

8. Adjournment

With there being no further business to come before the Commission, Langston made a motion to adjourn the meeting. The motion was seconded by Rudy 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 June 6, 2006 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 5th day of September 2006.

Cheryl S. Wright, City Clerk