

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

May 2, 2006

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, May 2, 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, Don Berntsen, LaDonna Lawrenz, Aaron Tjaden, 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. Randy Johnson, Resident and Ken Chambers, Trustee Ninnescah Township also attended the meeting.

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1. Approval of Minutes of the Meeting of April 4, 2006

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

2. Zoning Appeal Ninnescah Township Variance Request

Don Berntsen stated that he is abstaining from the discussion as he has a financial interest in the project. Ken Chambers, Trustee Ninnescah Township, stated that they want to remove the existing 30 X 80 township building on S. Grain. The proposed plan is to use as much of the existing concrete as possible and then construct a 40 X 80 building. The Commission discussed the size of the lot owned by the township and that there is residential property on the south, the City of Clearwater shop on the north, railroad property on the west, and a city street on the east. City Clerk Wright stated that the property is zoned Industrial, which requires a side yard of thirty (30) feet, and there shall be a rear yard having a depth of not less than twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is the smaller. If the township tears down the existing building nothing can be built on the lot without a variance. Chambers stated that Ninnescah Township has tried on several occasions to purchase property elsewhere in the City and the cost has been prohibitive or they were not interested in selling. Chambers stated that the new building would give the township the ability to move equipment in and out of the building more easily and there would be room for an additional piece of equipment. Randy Johnson, property owner to the south on Grain, stated that he thinks the building is necessary and progressive and the portion closest to his residence would be the office. Johnson stated that he would request that if the variance were approved that fence or screening be required to

block the view of storage from the residential house.

Ken Chambers stated that after the variance request was submitted a resident brought up the idea of the City of Clearwater and Ninnescah Township trading property. The City could have land available at the sewer ponds for the township storage building and the City could take over the property on S. Grain, which is beside the old city shop. City Administrator Brown stated that the idea of trading land has not been presented to the Council and he does not know how the Council will react to the idea. Brown stated that the Planning Commission should continue to hold the public hearing on the variance, gather information, and the statement finding on the variance could be held off until the next Planning Commission meeting. The Commission discussed the advantages and disadvantages of the variance request. At 7:40 p.m. George Rudy closed the Public Hearing.

MOTION: Lonnie Stieben made a motion to hold off on the statement of finding on the variance requested by Ninnescah Township until the next Planning Commission meeting on June 6. LaDonna Lawrenz seconded the motion and it passed unanimously.

3. Other Matters and Concerns

City Administrator Brown stated that at the next meeting would be the Public Hearing for the Comprehensive Plan.

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 Tjaden 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 May 2, 2006 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 6th day of June 2006.

Cheryl S. Wright, City Clerk