

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

**PLANNING COMMISSION MINUTES**

**September 5, 2006**

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, September 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: George Rudy, Don Berntsen, Lonnie Stieben, LaDonna Lawrenz, Mike Machart, and Les Langston. Aaron Tjaden was absent. The following City staff members were present: Kent Brown, City Administrator and Cheryl Wright, City Clerk.

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**1. Approval of Minutes of the Meeting of June 6, 2006**

Don Berntsen stated that the minutes of June 6<sup>th</sup> show that he was present at the meeting, which he was not present.

**MOTION:** The motion to approve the minutes with correction was made by LaDonna Lawrenz, seconded by George Rudy and passed unanimously.

The meeting for July was scheduled on July 4<sup>th</sup> and was cancelled due to the holiday.

City staff canceled the meeting scheduled for August 1st.

**2. Zoning Appeal Paul Winter Property at Corner of Janet & Fourth**

City Administrator Brown reported that a request was received from Paul Winter for a change of zoning for the property at the southwest corner of Fourth Ave. & Janet Ave. Brown stated that the notification for the zoning change was published in the Times Sentinel and letters have been mailed to all of the property owners within 200 feet. Winters request is for a change from R-3 (multifamily dwellings) to C-2 (commercial). Brown explained that to the north of the property are apartments, to the south is the River Church, to the east are single family dwellings and the Village of Ninnescah, and to the north are more apartments. Brown stated when the new zoning was done any vacant property was zoned the same as most of the neighboring properties which are R-3. Les Langston questioned Winter on what he is going to do with the property? Winter stated that at this point he is probably leaning toward a car wash or someone has talked to him about an eating establishment. Langston questioned since the area is primarily residential would the new car wash be noisy. Langston

stated that Sedgwick County got into a problem with neighbors at Hoover and McArthur. Winter stated that he thought that was a drive thru car wash and that he is not planning on that type of car wash. Brown stated that the property is adjacent to an arterial street and a commercial property matches the comprehensive plan. The Commission briefly discussed the traffic count on Fourth compared to Ross and that Fourth is probably going to be the more desirable location for commercial. Winter stated that he spoke to the pastor at the River Church and to Jerry Falke, owner of the apartments to the north and they did not have a problem with the change to commercial. Wright stated that she included in the packet all of the possibilities for commercial properties. Wright stated that she was not contacted by any of the neighboring property owners.

**MOTION:** George Rudy made a motion to recommend approval of the change of zoning from R-3 to C-2 to the City Council. LaDonna Lawrenz seconded the motion and it passed unanimously.

**3. Other Matters and Concerns**

There were no other matters or concerns.

**4. Adjournment**

With there being no further business to come before the Commission, George Rudy made a motion to adjourn the meeting. The motion was seconded by La Donna Lawrenz 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 September 5, 2006 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 3rd day of October 2006.

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Cheryl S. Wright, City Clerk