

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

January 2, 2007

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, January 2, 2007 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: La Donna Lawrenz, George Rudy, Mike Machart, and Les Langston. Don Berntsen and Lonnie Stieben were absent. The following City staff members were present: Kent Brown, City Administrator; Cheryl Wright, City Clerk; and Janet Amerine, City Attorney.

1. Approval of Minutes of the Meeting of December 5, 2006

MOTION: The motion to approve the minutes was made by George Rudy, seconded by Mike Machart and passed unanimously.

2. Floodplain

City Administrator Brown read a portion of a letter from FEMA (Federal Emergency Management Agency) to Mayor Walker. "Prior to February 2, 2007, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3 (d) of the enclosed NFIP regulations (44 CFR 59, etc.) by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature." Brown explained that in 1987 the Council passed Ordinance 627 adopting flood control regulations. Brown stated that the maps, elevations, or distance of flood area have not changed since 1987. City Attorney Amerine stated that she spoke to John Riggs and his experience is that when the document is sent to the Chief Engineer of the Division of Water Resources, if any letter or word is even changed slightly that is considered a change and re-adoption is required. Brown requested that the Commission review the model ordinance provided by FEMA and the ordinance passed in 1987. Amerine additionally stated that John Riggs told her that the City has incorporated the FIS (Flood Insurance Study) into the Comprehensive Plan and the Zoning Ordinance and the City is in compliance. Amerine stated that the proposed ordinance would adopt the Floodplain Regulations by reference. Brown stated that the basic thing the Ordinance does is designate a Floodplain Administrator within the City and designates a Board to hear appeals. Brown continued to state that in the previous ordinance

the Board designated is the Board of Zoning Appeals. Brown stated that this only applies to areas in the floodplain which includes the following: a portion of the sewer ponds, some of the northwest part of the City, a very small area south of the southeast corner of the intersection of Tracy and Nancy, and an area behind some of the houses on Michelle Drive. Brown reviewed and the Commission continued to discuss the information provided by FEMA. Brown stated that he is requesting that the Planning Commission approve sending the Floodplain Regulations to the Division of Water Resources for approval and then send the Floodplain Ordinance to the Council for adoption.

MOTION: George Rudy made a motion to recommend sending the proposed Floodplain Ordinance to the Council for adoption. Mike Machart 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 Les Langston 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 January 2, 2007 Planning Commission meeting.

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

Cheryl S. Wright, City Clerk