

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

JUNE 3, 2008

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, June 3, 2008 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: Lonnie Stieben, Ryan Shackelford, Don Berntsen, Mike Machart, and Les Langston. George Rudy was absent. The following City staff members were present: Kent Brown, City Administrator and Cheryl Wright, City Clerk. Also present at the meeting Harlan Foraker, Certified Engineering Design.

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1. Approval of Minutes of the Meeting of May 6, 2008

MOTION: The motion to approve the minutes was made by Mike Machart seconded by Don Berntsen and passed unanimously.

2. Preliminary Plat Clearwater Business Park

Harlan Foraker presented the preliminary plat for the Planning Commission to consider, and hopefully approve, for 117 acres of the Clearwater Business Park. The City purchased 117 acres located on the east side of Fourth Avenue south of 95th St. south. Foraker stated that he subdivided the property into 20 lots, with the lots ranging from the smallest at 2.1 acres to the largest at 11.0 acres. The plat is situated for two ways in and out of the Business Park. The preliminary and final plat is for the entire 117 acres, but the plan is to do the infrastructure in two phases. The property can be developed for commercial and industrial uses. Foraker stated that at this point instead of preparing a drainage plan he is presenting a drainage concept as the Commission could discuss some revisions. The concept has been broken out into three drainage basins. Foraker continued stating that north of 95th street 1,080 acres drains through a drainage creek onto the Business Park property. There is a drainage easement of 200 ft. in the plan to preserve the drainage creek. There is a natural ridgeline with the natural drainage to the east and west of the ridgeline. Foraker stated that in order to control the run off from building rooftops the plan is to have three detention ponds with controlled retention in order to allow water to not effect negatively down stream properties. There is also a possibility to discharge less than the current flow, and perhaps take care of some existing drainage problems. Foraker stated that he is not envisioning that the ponds would hold water, but would be dry ponds unless the City desires to improve the

looks by excavating the ponds deeper and adding fountains. Foraker stated that a water line is available on the south side of Star & Stripes on Fourth Avenue. The sanitary sewer is planned for the front of the properties, which would make it more accessible. Foraker stated that the existing sewer that serves Stars & Stripes is the line that meanders through the City. An alternative is to hook onto the sewer line at the Clearwater Retirement Village, but Foraker would have to check to see if it would be gravity flow or if a pump would be required. City Administrator Brown stated that another possibility is to go straight to the north and hook onto the sanitary sewer line in the northwest corner of Chisholm Ridge. Foraker stated that his analysis of the property is of the developed conditions and he would calculate the rate of run off. The Commission discussed the drainage at length. Don Berntsen questioned if the streets would be paved. Brown stated right now the plan is to pave, curb and gutter the entrance and there will be additional discussion on as to how much additional to pave, curb, and gutter. Foraker stated that 80 ft. right-of ways for the streets have been platted. Foraker stated that the drainage and utility easements on the south and east side would be added to the final plat. The plat will be shown to other utility providers to make sure there is not a need for additional utility easements. Brown stated that the adjacent property owners should be added to the final plat.

MOTION: Don Berntsen made a motion to approve the preliminary plat of the Clearwater Business Park with conditions. The conditions are:

- 1) Additional utility and drainage easement on south side
- 2) Additional utility and drainage easement on east border
- 3) Existing water and sewer lines shown on plat
- 4) Names of adjacent property owners shown on plat
- 5) Drainage plan completed

Ryan Shackelford seconded the motion and it passed on a roll call vote of 5 to 0.

City Administrator Brown stated that the property would have to have a zoning change. The property was annexed into the City as R-1, and the decision would have to be made whether to zone the property as commercial or industrial or a combination. The Commission briefly discussed zoning issues. Brown suggested that he would call John Riggs to discuss the best zoning for the property.

3. Other Matters and Concerns

Lonnie Stieben reported that Economic Strategies had decided to work with Harlan Foraker due to his knowledge of the City on Park Glen 4th Addition. The number of lots to be developed is subject to cost. Harlan Foraker stated that he should have the preliminary plat available for the July Planning Commission meeting. Foraker briefly discussed the drainage for Park Glen 4th. Foraker stated that he suggested to the developer to work out an off site drainage agreement with the property owner to the south. City Administrator Brown

and Foraker briefly discussed the location of the sewer for Park Glen 4th.

4. Adjournment

With there being no further business to come before the Commission, Les Langston made a motion to adjourn the meeting. The motion was seconded by Mike Machart 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 3rd Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 1st day of July 2008.

Cheryl S. Wright, City Clerk