

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

**PLANNING COMMISSION MINUTES**

**SEPTEMBER 2, 2008**

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, September 2, 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, Jodi McBee, Deputy City Clerk, and Janet Amerine, City Attorney.

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**1. Approval of Minutes of the Meeting of July 1, 2008**

**MOTION:** The motion to approve the minutes was made by Les Langston seconded by Mike Machart and passed unanimously.

**2. Change of Zoning Hearing**

Lonnie Stieben opened the public hearing at 7:12pm. City Administrator Brown stated a zoning change request had been submitted by Mike Gannaway for 149 N Grant, also known as the horse barn property. The property is bounded on the north by residential, on the south by Public Works, on the east side a combination of residential and business, and on the west is county rural residential. The present owner would like to bring the property into a more useful zoning classification. He currently has horses and a goat on the property. The owner was considering either Agricultural or R-L zoning. Brown continued to review the difference between the zoning districts. Brown stated the owners have had good comments from the neighbors about how they have cleaned up the property. Mike Machart asked how many acres the property included. Brown stated there was approximately 5 acres. Don Berntsen stated his concern regarding how many animals would be kept on the property. City Attorney Amerine stated a special use permit would be issued after the zoning change to regulate the number of animals on the property. Brown stated the property does have city sewer and water service. Brown also stated that there had been no phone calls for or against changing the zoning of the property. The public hearing was closed at 7:26.

**MOTION:** Mike Machart made a motion to recommend to City Council to change zoning for 149 N Grant from R-1 to R-L. Don Berntsen seconded the motion and it passed unanimously.

The Planning Commission continued to talk about what kind of animals to allow with the special use permit. Amerine suggested that they should find out what kind of animals Gannaway would like to have before deciding what to limit it to in the permit. Brown stated that the special use permit is issued by the Planning Commission but cannot be issued until the zoning change has been approved by City Council.

Lonnie Stieben excused himself from the meeting and sat in the audience at 7:32.

**3. Final Plat Park Glen 4th Addition**

City Administrator Brown reviewed the final plat map of Park Glen 4<sup>th</sup> Addition with the Planning Commission. When the Planning Commission reviewed the preliminary plat map they required the developers to get an offsite drainage agreement with the neighboring landowners to the south of Park Glen. That agreement has yet to be acquired. Brown reviewed the easements, set backs, and land division within the development. Lonnie Stieben, with Economic Strategies, reviewed the drainage concept and discussed the reserves.

**MOTION:** Ryan Shackelford made a motion to recommend to City Council to approve the final plat of Park Glen 4<sup>th</sup> Addition with the condition of acquiring an offsite drainage agreement. Mike Machart seconded the motion and it passed unanimously with Lonnie Stieben abstaining due to conflict of interest.

Lonnie Stieben rejoined the meeting at 7:44.

**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 Don Berntsen and passed unanimously.

**CERTIFICATE**

State of Kansas            }  
County of Sedgwick       }  
City of Clearwater        }

I, Jodi McBee, Deputy 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 July 1st Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 7th day of October.

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Jodi McBee, Deputy City Clerk