

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

AUGUST 4, 2009

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, June 2, 2009 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, George Rudy, Don Berntsen, Les Langston, Mike Machart, and Ryan Shackelford. The following City staff members were present: Kent Brown, City Administrator, Cheryl Wright, City Clerk, and Janet Amerine, City Attorney. Jim Frischenmeyer, citizen, also attended the meeting.

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1. **Approval of Minutes of the Meeting of June 2, 2009**

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

The meeting scheduled for July 7, 2009 was cancelled due to the lack of a quorum.

2. **Hearing to Change Zoning on Clearwater Business Park from “R-1” Residential to “I1” Industrial**

At 7:10 P.M. Lonnie Stieben opened the Public Hearing for change of zoning for the Clearwater Business Park from the default zone of “R-1” Single Family Residential to “I-1” Light Industrial District. City Administrator Brown stated that staff mailed letters to all property owners within (200) ft. in all directions of the property to be rezoned. There were no objections to the rezoning, some just wanted to make sure they were not being annexed and others what type of business could be put on the property. Brown stated that the notice of Public Hearing was published for the July meeting and there was not a quorum. The notice of Public Hearing was again published for the August hearing. Brown stated that the job of the Planning Commission tonight is to either recommend to the Council to rezone the property or not to rezone the property. The Planning Commission can also recommend a different zone such as “I-2”. Lonnie Stieben reviewed all of the types of business that can be located in “I-1”. Brown reviewed the businesses that are allowed in I-2” that are not allowed in “I-1”. The Commission discussed the difference from ‘I-1`” and ‘I-2” at length. Brown stated the reason to change zoning ahead of having an occupant is because of the time it takes to have a hearing and recommend to the Council to change the zoning.

At 7:25 P.M. Lonnie Stieben closed the Public Hearing

MOTION: George Rudy made a motion to recommend to the Council to change the zoning on the Clearwater Business Park from “R-1” to “I-1”. Ryan Shackelford seconded the motion and it passed on a roll call vote of 6 to 0.

3. Metropolitan Area Planning Commission (MAPC) Request to Vacate a Portion of a Floodway Reserve

City Administrator Brown stated there is a request from Gary W. & Elizabeth Patton to vacate a portion of the Floodway Reserve generally located on the south side of 87th Street South, east of 167th Street West. Brown stated that the reason this is coming in front of the Clearwater Planning Commission is that it is in the area of influence. Brown stated that the subdivision committee has approved the plan and the meeting of the MAPC is on Thursday. The Commission briefly discussed the request from the MAPC.

MOTION: Don Berntsen made a motion to approve to vacate a portion of the Floodway Reserve. Mike Machart seconded the motion and it passed unanimously.

4. Location of Business Corridors

Lonnie Stieben brought up the question of where future development for business is likely to be in Clearwater. Stieben continued stating that the downtown area is not really an option and to the west and south is floodplain. Sometime in the future the issue is going to come up whether a property is more valuable as a business location or a single residence. Stieben would like for the Planning Commission to have an open discussion on how they plan to deal with property owners in likely growth areas. City Administrator Brown stated that the location of utilities and the cost to provide these utilities to properties will also figure into the location of retail or commercial development. After brief discussions, Stieben stated there is no answer at this time, but suggests that the Planning Commissioners think about their ideas on future business and commercial locations.

5. Other Matters & Concerns

Lonnie Stieben asked the Commission if they preferred to address animals or truck parking at the next meeting. City Clerk Wright suggested that the truck parking should be tabled until Police Chief Demars is available to attend the meeting.

6. 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 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 August 4th Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 1st day of September 2009.

Cheryl Wright, City Clerk