

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MINUTES

March 1, 2011

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, March 1 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, Mike Cass, Mike Machart, George Rudy, Ryan Shackelford, and Billy Lane. 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 February 10, 2011

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

2. Follow up Home Occupation Greg York

Deputy City Clerk McBee stated that at the previous Planning Commission meeting Greg York was approved for a home occupation permit pending the submission of signatures of his neighbors. York did turn in the paperwork with the signatures of residents within 200 ft. of his property.

3. Follow up Report of Mertens v City of Clearwater

City Attorney Amerine stated that Merten's attorney filed complaints regarding the journal entry the City's attorney prepared regarding the verdict of the judge. A hearing has been set for March 15th to review how the journal entry should be worded. This means the appeal time is also pushed back.

4. Review Future Land Use Map – Proposed Options for Changes as Part of Comprehensive Plan

City Administrator Brown reviewed 4 options for changes to the future land use map as part of the comprehensive plan. Brown stated that the areas that need to be reviewed for change are the Clearwater Business Park, the southwest corner of 135th W. and 95th S. (Dugan property), Duraform property on the east side of 4th St., land between Walt's and Chisholm Ridge on the north side of Ross (Mikesell's property), and land north of the high

school on Ross (Struther's property). The Clearwater Business Park has already been rezoned as Industrial (I-1), so that change needs to be reflected on the future land use map. The options for the Dugan property include commercial along the frontage of 135th and Diagonal Rd. and either industrial, commercial or mixed commercial/residential for the interior parcel. The Duraform property should be changed from commercial to industrial use because it is currently being used as industrial. The Mikesell property has potential for commercial use along Ross or left as all residential. Brown stated that there was talk of the south 200-300 feet of the Struther's property being used for commercial in the future. Brown stated that future land use map is a speculation of what the City thinks could happen in the future. Any of the decisions made now could change in the future. City Attorney Amerine stated that the Casey's property isn't shown as commercial use on the future use map and that should also be changed. Stieben stated that downtown is not the future commercial area of Clearwater. Commercial is going to go north with the Clearwater Business Park and the Dugan property. Rudy stated that with industrial being designated at the Clearwater Business Park, he could see future use of the Dugan Property as only commercial. Shackelford agreed that the Dugan property should be changed to only commercial because there isn't enough room for single family housing to fit onto the interior parcel. After further discussion, Planning Commission agreed that they preferred the option #1 map, which includes the Clearwater Business Park changing to industrial use, the Dugan property changing to commercial use, the Duraform property changing to industrial use, the Mikesell property changing to commercial along the frontage of Ross, and the Struther's property changing to commercial along the frontage of Ross. Brown stated that the public hearing would be set for the next Planning Commission meeting. If there are requests from the public for any other changes to the future land use map, they can be taken into consideration at that time.

MOTION: Billy Lane made motion to approve option #1 for the future land use map for the comprehensive plan for public hearing. George Rudy seconded the motion and it passed unanimously.

5. Adjournment

With there being no further business to come before the Commission, Mike Machart made a motion to adjourn the meeting. The motion was seconded by Mike Cass 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 March 1, 2011 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 5th day of April 2011.

Jodi McBee, Deputy City Clerk