

CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS

PLANNING COMMISSION MEETING

MINUTES

NOVEMBER 6, 2012

(Approved 12-13-12)

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, November 6, 2012, at 7:00 p.m., in the Clearwater City Council Chamber, City Hall, 129 E. Ross Avenue, Clearwater, Kansas.

The following members were present: Mike Cass, Mike Machart, George Rudy, Ryan Shackelford, Scott Howell, and Shawna Perry. The following City staff members were present: Kent Brown, City Administrator; Liza Donabauer, City Clerk; and Janet Amerine, City Attorney. Others present were Mayor Mike York, Dick Croft, Rob Hartman and Charlie Brown, PEC; and Ed Mikesell, Indian Lakes Leasing.

1. Approval of the Minutes of the Regular Meeting of October 8, 2012

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

2. Public Hearing for the Preliminary Plat Review for Indian Lakes 2nd Addition

Ryan Shackelford opened the public hearing at 7:04 p.m. City Administrator Kent Brown introduced Ed Mikesell from Indian Lakes Leasing and Rob Hartman from PEC. City Attorney Janet Amerine stated that the Council did approve the zoning change at their 10-09-12 Meeting for the Indian Lakes 2nd Addition as recommended at the last Planning Commission meeting.

City Administrator Kent Brown explained the process in examining a preliminary plat. A short review of the preliminary plat was done at the last Planning Commission Meeting. The public hearing was published and a notice was sent to all of the neighbors within 200' of the proposed changed area. He reviewed a checklist of requirements for the preliminary plat which include: name of subdivision on preliminary plat; the section information; name and address of the owner, planner, engineer, and landscape architect; a one inch scale; date of preparation; the location with names of platted streets and other public ways; location of existing sewers and underground installations; names of adjacent parcels and other subdivisions; the drainage area; arrangement of lots and their approximate sizes; the location and width of the proposed streets, walkways, and sidewalks; sewage plan; location and size of proposed parks; and relationship to adjacent subdivided land.

Amerine explained that the City's comprehensive plan addresses the need for multi-family dwellings in order to supply a variety of housing options in Clearwater. Brown explained that the area along Ross Avenue was changed to allow future commercial.

Brown stated that in review of the preliminary plat, he was able to make the following determinations: the lot sizes are appropriate for this district, all lots are free of floodplain encroachment, there is no official floodplain in this area, the drainage ways are sufficient to prevent flooding both onsite and offsite, all lots are buildable with respect to bedrock and soil conditions, and the proposed street grades meet all requirements.

Rob Hartman, PEC, stated that he is here on behalf of Ed Mikesell, property owner. He stated that the property owner did receive a document from Westar requesting an additional easement. Westar has marked the preliminary plat asking for a 10' easement between two lots for access to a street lot. Typically, they will put electric along the rear of a lot, and they will request an easement between two properties toward the front of the property to gain access to a streetlight.

Hartman described how the revised drainage plan includes a breakdown of the different drainage basins. An additional pond is calculated to reduce the drainage considerably. With the original plat and pond, the preconditions were 352 cubic feet per second. The post is 327 cubic feet per second. The phase map for the sanitary sewer and utilities have been reviewed. He explained that with this plat, the water utility is designed to be fed from two different ways. City Attorney Janet Amerine clarified that the City Council did determine that they wanted a looping system for the water utility. This is for the betterment of the City and to assist in pressure.

Hartman explained that the first phase of the Indian Lakes 2nd Addition would be the commercial lots along Ross Avenue. Hartman will work on the commercial properties first so that Dollar General can get to work immediately. Hartman stated that the development will be tied together with a sidewalk, so that people can filter out of the complex down to the street.

City Administrator Kent Brown asked if the soil samples have been approved. Hartman stated that all of the borings were done during the initial phase. Hartman informed the Commission that the additional easement for the additional sewer is included in the plat. The easement is located along the west side of the commercial property. They did add the easement from Beck's property to the sewer line running from the east and west. Beck has signed the petition. Hartman stated that Charlie Brown, PEC, will do the water design for the water and sewer project to ensure everybody gets connected properly. City Administrator Kent Brown stated that there is a 20' sewer easement from the Beck property to connect to the utility. The easement allows the City to fix the line in the future.

Ryan Shackelford closed the hearing at 7:30 p.m.

3. Approve Preliminary Plat for Indian Lakes 2nd Addition

MOTION: George Rudy made a motion to approve the preliminary plat for the Indian Lakes 2nd Addition. Mike Cass seconded the motion. The motion carried.

4. Final Plat for Indian Lakes 2nd Addition

Kent Brown, City Administrator, explained that the Planning Commission has the option to recommend approval of the final plat to the City Council. There is not much of a

difference between the language in the preliminary and final plat process. Copies of the final plat were sent to the Planning Commission members as part of their agenda packet.

Kent Brown, City Administrator, asked if there any deed restrictions. Hartman stated no.

MOTION: Gary George made a motion to recommend approval of the final plat for the Indian Lakes 2nd Addition to the City Council. Shawna Perry seconded the motion. The motion carried.

ROLL CALL VOTE: Rudy yea, Machart yea, Shackelford yea, Cass yea, Perry yea, and Howell yea. Six Yea. Motion carried.

3. Other Matters or Concerns

Kent Brown, City Administrator stated that there is a variance request that will need to be heard at the 12-04-12 meeting. The variance is on the commercial lot for Dollar General. They have a variance request regarding parking spots for a retail property. The zoning regulations require 45 parking spaces. They will submit a request for fewer parking spaces.

Brown also stated that the mayor would have an appointment at the next Council Meeting for Dick Croft, resident outside of the city limits, as a Planning Commission member.

4. Adjournment

MOTION: With there being no further business to come before the Commission, Mike Cass made a motion to adjourn the meeting. The motion was seconded by Mike Machart passed unanimously.

The meeting adjourned at 7:35 p.m.

CERTIFICATE

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

I, Liza Donabauer, 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 November 6, 2012 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 4th day of December, 2012.

Liza Donabauer, City Clerk