



[Please note that the meeting agenda is subject to change during the meeting.]

City of Clearwater Planning Commission Meeting Agenda
Tuesday May 3, 2022 at 6:30pm
129 E Ross Clearwater, KS 67026

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1. Call meeting to order

2. Roll Call

George Rudy

Ron Witt

Michael McBee

Lyle Berntsen

John Graham

Samantha Warkins

John Hurley

3. Approve Minutes from the April 5, 2022

4. Variance 243 Chisholm Trail

a. Hearing

b. Discussion

c. Action

5. Other Business

6. Adjournment

City of Clearwater, Kansas
Sedgwick County
Planning Commission - **MINUTES**
April 5, 2022
Clearwater City Hall
129 E. Ross Avenue Clearwater, KS 67026

1. Call to Order

George Rudy called the meeting to order at 6:30 p.m.

2. Roll Call

City Clerk called the roll to confirm the presence of a quorum. The following members were present:

George Rudy, Ron Witt, Lyle Berntsen, John Graham, Samantha Warkins and John Hurley were present. Michael McBee was absent.

Jay Shackelford with Shackelford Machine was present.

The following staff member was present:

Courtney Zollinger, City Administrator; Carol Reitberger, Deputy City Clerk.

3. Approve Minutes from March 1, 2022 meeting

Motion: *Hurley* moved, *Rudy* seconded to approve the minutes of the March 1, 2022 as presented. The motion passed unanimously 6-0

4. Comprehensive Plan Review

Administrator Zollinger went over a few items in the comprehensive plan for review. She highlighted several points and shared them with the commission. There will be a joint meeting with the planning commission and the steering committee on April 21, 2022 and a meeting with the public on April 28, 2022. The final comprehensive plan will be finalized on June 7, 2022 at the planning commission meeting.

5. Other Business

Jay Shackelford asked the Commission what they would like to see when he brings a new variance to be considered for expanding his business. The commission stated they would like Shackelford to notate doors, construction style, diagonal parking and traffic flow.

6. Adjournment

With there being no other business, *Warkins* moved, *Witt* seconded to adjourn the meeting. Voted and passed unanimously 6-0

The meeting adjourned at 7:50 p.m.

CERTIFICATE

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

I, Carol Reitberger, 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 April 5, 2022, Planning

Commission meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 3rd day of May 2022.

Carol Reitberger, Deputy City Clerk

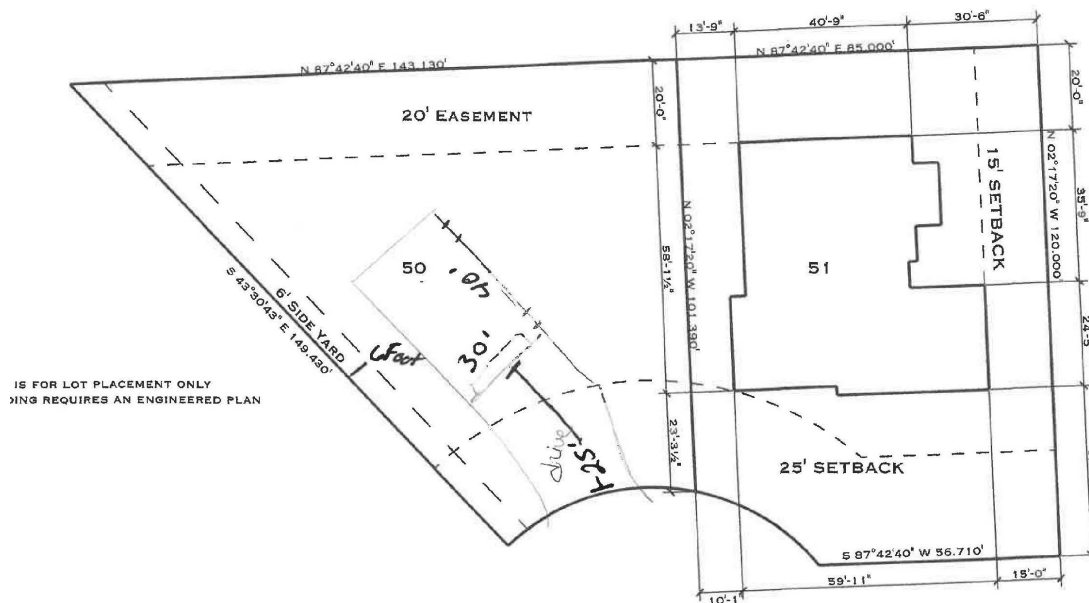
City of Clearwater
Planning and Zoning Commission
May 3, 2022

Zoning Variance 243 Chisholm Trail

Context: Brenda and Aaron Clark, 243 Chisholm Trail, is requesting a variance on the size of an accessory structure. They want to build a 30 x 40 (1200 sq ft) garage behind their house. They intend to have the garage match the exterior house.

Ordinance 835 allows for an accessory structure to be up to 900 sq ft. This is a variance request to exceed 900 sq ft.

The Clarks own lots 50 and 51. Their house is on lot 51 facing Chisholm Trail and they will put their garage on Lot 50 with an entrance off of Wrangler Court. The Clarks have also begun the process to combine lots 50 and 51 into one lot.



Consideration Consider granting the variance to the Clarks to allow them to install a 30 x 40 garage with the same exterior material as their house.



Zoning Variance Request

Property Owner:	Aaron and Brenda Clark		
Address:	243 Chisholm Trail		
Applicant (If different from property owner):			
Home Phone:		Cell Phone:	316-650-2459
Email:	abclark88@gmail.com		

Current Zoning	
Legal Description of Property (metes and bounds or subdivision/ block/ lot description)	
Chisholm Ridge subdivision lot #50 and #51	

Present Use of Property
home

Explanation of the Request for a Variance (attach additional sheet if necessary)
to build a 30x40 detached garage that will match the house

Provide a drawing to support the request and include the property lines of the application area, existing and proposed structures, appropriate dimensions, and any other information that would be helpful to the Board in evaluating the request.

The applicant/agent hereby declares that all information submitted is true to the best of his/her knowledge and that all information required for this request has been included.


Applicant Signature

3/7/22
Date



Office Use Only

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Agriculture	R-1
SOUTH	Residential	PUD
EAST	Residential	PUD
WEST	Residential	PUD

Article and Description of the Zoning Regulation of Variance Requested
Ordinance 835 which states all detached structures shall not exceed 900 square feet

Received by:	Carol Reutbryn
Date Received:	3-15-2022
Fee Paid:	\$ 125.00
Date Published:	4-7-2022
Public Notice Mailed:	4-19-2022
Hearing Date:	5-3-2022



**Clearwater Planning Commission
Board of Zoning Appeals**

Zoning Variance – Action

Property Address:	
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Questions	Supported	Unsupported
Uniqueness that the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant		
Adjacent Property that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents		
Hardship that the strict application of the provisions of the zoning regulations of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application		
Public Interest that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare		
General Spirit/Intent that granting the variance desired will not be opposed to the general spirit and intent of the zoning regulations		

Commission Recommendation

Petition Filed	
Board Action	
Vote	
Date	

_____ Clerk

(SEAL)