

**City of Clearwater, Kansas**  
Sedgwick County  
Planning Commission - **MINUTES**  
March 1, 2022  
Clearwater City Hall  
129 E. Ross Avenue Clearwater, KS 67026

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**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:

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

Logan Mills with CED and Will Clevenger were present.

The following staff members were present:

Courtney Zollinger, City Administrator, Jaye Poe, City Clerk.

**3. Approve Minutes from the February 1 2022 meeting**

**Motion:** *Warkins* moved, *Michael McBee* seconded to approve the minutes of the February 1, 2022 as presented. The motion passed unanimously 4-0

**4. Final Plat – Indian Ridge**

1. This is a replat of a portion of Indian Lakes and Indian Lakes 2<sup>nd</sup> Addition.
2. PUD zoning changed was approved by the Planning Commission and City Council will review zoning change March 8<sup>th</sup>.
3. Clearwater will require a letter of credit for 35% of the total improvement project costs. Terms for the release of the letter of credit will follow that at 50% occupancy of the improvement district, 50% of the letter of credit will be released. At 80% occupancy the full letter of credit will be released. Project cost shall include engineering design, construction, inspection, temporary note interest, fiscal, legal, financial advisory, and administrative costs.
4. Sidewalks (minimum 5 ft in width) shall be constructed throughout the development on at least one side of each proposed street.
5. Lot 1, Block 1 shall have the setback shown on the PUD drawing.
6. The minimum street design width shall be 29' (back of curb to back of curb) with 5" of asphalt and 6" of reinforced crushed rock base.
7. A notice of PUD certificate shall be filed with the register of deeds. Will work with the City to control the discharge from the pond in a controlled fashion as part of the project.
8. Please double check the dimension for Lot 11 Block 1 Indian Lakes 2<sup>nd</sup>. It should be dimensioned as 223.37 across the lot from east to west. I think Garver previously reached out to the title company about this. Slab homes are to be constructed on the site and the design will be such that the pad elevations will be a minimum of 1.5 feet above the low side of the rear yard. In each of the backyard sump areas overflow routes are available the allow discharge before the pad elevations would be reached. The interior SWS pipe system is designed for the 100 year

storm event and we will utilize inlets that provide excess capacity to account for possible blockage.

9. It is in the best interest of the city to have the drainage control outlet (2 – 42” RCP pipes) installed at the beginning of this project instead of “by others” in the future. I know there is uncertainty when Copperhead Street will be extended within the adjacent property. The city is just concerned that it would never get installed and then we are left with a pond that is letting out more water than it should. Can a short stretch of pipe be put in that might be constructed of plastic or metal that is temporary until this portion of road gets constructed?
10. If the drainage pipes become clogged are their sufficient emergency overflow routes for the water to go without backing into homes?
11. Change page 2 of the drainage plan (engineer’s certification) to City of Clearwater and not City of Bel Aire. If it’s not too much trouble, could we ask Chris to stamp the drainage plan map drawing so that we know if the official drainage plan is approved by Garber.

**Motion:** *Hurley moved, Rudy* seconded to approve the final plat of Indian Ridge. 4-0

#### 5. Lot Split – 9745 S 135<sup>th</sup> St W



This is currently an empty lot and Jake and Melissa have an interested buyer that has neighboring property.

According to Sec. 32-222 of Clearwater Code

No lot split shall be approved if:

- (1) A new street or alley or other public improvement is needed or proposed.
- (2) A vacation of streets, alleys, setback lines, access control, or easements is required or proposed.
- (3) Such action will result in significant increases in service requirements (e.g., utilities, schools, traffic control, streets, etc.); or will interfere with maintaining existing service levels (e.g., additional curb cuts, re-paving, etc.).
- (4) There is less street right-of-way than required by these regulations or the comprehensive plan.
- (5) All easement requirements have not been satisfied.
- (6) Such split will result in a tract without direct access to a street (i.e., property must abut a street and meet minimum lot width requirements).
- (7) A substandard-sized lot or parcel will be created.
- (8) The lot has been previously split in accordance with these regulations.

This lot split will take away direct access to a public street. It is mentioned that an adjacent property owner is interested in purchasing the property however this lot, however the property must first be platted before it can be sold.

The planning commission has 30 days to review a lot split application before an answer must be given to the applicant. This was submitted on February 3<sup>rd</sup> therefore must be reviewed by the Planning Commission.

Zollinger recommended the denial of the Lot split on behalf of the City.

**Motion:** *Hurley* moved, *McBee* seconded to deny the approval of the Lot Split at 9745 S. 135<sup>th</sup> St. W.

**6. Other Business**

Review Comprehensive Plan book. Submit Revisions. Hurley will be attending the Comprehensive Plan Steering Commission Meeting on March 3<sup>rd</sup> at 6:00 p.m. Hurley stated the future land usage will be beneficial for the City to grow.

No other business at this time.

**7. Adjournment**

With there being no other business, *Warkins* moved, *Rudy* seconded to adjourn the meeting. Voted and passed unanimously 4-0

The meeting adjourned at 6:58 p.m.

**CERTIFICATE**

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

I, Jaye Poe, 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, 2022, Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 1st day of March 2022.



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Jaye Poe, City Clerk