

City of Clearwater, Kansas
Sedgwick County
Planning Commission - **MINUTES**
March 3, 2020
Clearwater City Hall
129 E. Ross Avenue Clearwater, KS 67026

1. Call to Order

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

2. Roll Call

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

George Rudy, Lyle Berntsen, Tanner Peissig, John Graham and Ron Witt were present. Chrystal McDowell and Tex Titterington were absent.

The following staff members were present:

Ron Marsh, City Administrator, Carol Reitberger, Deputy City Clerk

Others: Carl Warne

3. Approve Minutes from the January 7, 2020 meeting

The motion to approve the minutes from the January 7, 2020 meeting was made by Commissioner Witt and seconded by Commissioner Peissig. The motion passed unanimously 5-0

4. Public Hearing for Variance Request at 14211 Prairie Grass Circle

Hearing opened at 6:33 p.m.

City Administrator Ron Marsh stated the property owners at 14211 Prairie Grass Circle are requesting to build the accessory structure before the main building. The request arises because the property is zoned R-L, a 5-acre lot. Typically, the lots in this district are not annexed into the City until completion of construction which allows them to fall under County Code during the construction phase. County code allows for accessory buildings to be built prior to the primary dwelling. Being annexed into the City before construction creates a unique situation.

The Board of Zoning Appeals is tasked with determining if the variance should be granted for the property owner. Based on the Clearwater Zoning Code five conditions have been identified for which the Board of Zoning Appeals should consider:

1. Uniqueness
2. Adjacent Property
3. Hardship
4. Public Interest
5. General Spirit/Intent

There was some discussion about the 5 conditions.

Hearing closed at 6:38 p.m.

5. Consider a variance allowing the construction of an accessory building prior to construction of the primary dwelling, 14222 Prairie Grass Circle (Article XXVII, Section 1 (4))

The motion to approve the variance request to allow the construction of an accessory building prior to construction of the primary dwelling was made by Commissioner Witt and seconded by Commissioner Graham. Commissioner Berntsen abstained from the vote 4-0

6. Discussion Comprehensive Plan

Table until April 2020 meeting

7. Other Business

Nothing to report at this time.

8. Adjournment

With there being no further business, Commissioner Witt made a motion to adjourn the meeting. The motion was seconded by Commissioner Graham and passed unanimously. 5-0

The meeting adjourned at 7:05 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 March 3, 2020 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, Kansas, this 2nd day of June 2020.

Carol Reitberger, Deputy City Clerk