

**CITY OF CLEARWATER, SEDGWICK COUNTY, KANSAS
PLANNING COMMISSION MEETING
MINUTES**

**March 4, 2014
(Approved 4-1-2014)**

The regular meeting of the City of Clearwater, Sedgwick County, Kansas, Planning Commission was held on Tuesday, November 6, 2013, 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. Dick Croft and Shawna Perry were absent. The following City staff members were present: Kent Brown, City Administrator; Barbara Salinas, City Clerk; and Janet Amerine, City Attorney.

Approval of the Minutes of the Regular Meeting of October 8, 2013

The motion to approve the January 7, 2014 minutes was made by Ryan Shackelford and seconded by Mike Cass. The motion passed unanimously.

Review of Section II, Population, of the Comprehensive Plan and Prepare for Review of Other Sections and Action Plan. Annual Report From Planning Commission to City Council will be complete by June 1.

Administrator Brown provided handouts to the Commission and explained the annual review process of the Comprehensive Plan. He referred the Commission to the handouts with regard to population projections and growth trends. He stated that the projected figures are typically underestimated in the intervening years between actual census. Then, the census every 10 years provides a jump in population from the estimates each year during the preceding decade. .

There was discussion on the growth charts with regard to trends and methods used to calculate the numbers. Commissioner Shackelford questioned the factors that sway growth trends and what factors bring people to our community. He stated that only about one-half of their employees live in town and that the other live outside of the city and commute due to lack of affordable housing. Increasing the number of business opportunities, i.e. business park, shopping and restaurants could bring additional jobs and boost the economy. Most agreed that the economy makes the future is hard to predict.

The Commission referred to the hand out and discussed current and projected percentages of acreage development. The increased percentage from 2000 was 70%. This is looking at land use at 420 plus acres if developed to city proper by 2025. There are two scenarios; 3,700 which was what the planning commission had decided for the current comprehensive plan document or 2,999 population projections based on the growth rate through the 2010 census and up to July 2012 census estimate. Administrator Brown described the currently developed acreage.

Administrator Brown asked for input from the Commission on population projections for 2025. The Commission discussed the factors they felt would impact the numbers, such as housing and the price of gas for those who commute. They discussed the need for multifamily housing and low maintenance housing for the elderly.

Commissioner Howell favored the lower number population estimate. Commissioner Shackelford stated that he felt the economy would drive the population numbers. Commissioner George favored a 3,000 population projection.

Administrator Brown asked the Commission if they favored using a lower population estimate, 3,000 and recommend two or three options regarding housing as a good starting point. It was the consensus of the Commission to use the lower estimate of 3,000 as part of the recommendation that would be prepared for the Council regarding the comprehensive plan.

Commissioner Howell asked about the business park and if there were any prospects. Administrator Brown stated that there have been inquired, but little or no movement.

The Commission discussed the possibilities of leasing industrial buildings and cited Dollar General as an example. The lack of a mix of housing was discussed and it was a consensus that affordable apartment housing is needed in Clearwater. There was discussion on how to generate apartment type housing. Administrator Brown stated that the City could solicit an interest, but most investors would want to see a study before committing and also to secure financing. He also mentioned that a study would cost money and could be a risk for the community depending on the results of the study.

Administrator Brown stated that our population is holding steady and there is no decline. He stated that the city did participate in a neighborhood revitalization program,

Other Matters or Concerns

Kent Brown, City Administrator stated that the Commission would be looking at a zoning variance on S. Byers at the next regular meeting and information on the request would be included in the packets.

Adjournment

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

The meeting adjourned at 8:03 p.m.

CERTIFICATE

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

I, Barbara Salinas, 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 4, 2014 Planning Commission meeting.

Given under my hand and official seal of the City of Clearwater, this 1st day of April, 2014.

Barbara Salinas, City Clerk

UNAPPROVED