

City of Clearwater, Kansas
Sedgwick County
Planning Commission - **MINUTES**
June 2, 2020
Clearwater City Hall
129 E. Ross Avenue Clearwater, KS 67026

1. Call to Order

Commissioner Rudy called the meeting to order at 6:35 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: Dan Garber

3. Approve Minutes from the March 3, 2020 meeting

Commissioner Lyle Berntsen noted that he abstained from the vote on the variance that passed at the March 3rd meeting. The motion to approve the minutes with correction from the March 3, 2020 meeting was made by Commissioner Witt and seconded by Commissioner Berntsen. The motion passed unanimously 5-0

City Administrator Ron Marsh stated that we would be switching the order of items 4 and 5 for the meeting.

4. Public Hearing Consider a variance from the accessory structure maximum allowed 900 square feet, 127 S. Prospect

Hearing opened at 6:38 p.m.

City Administrator Ron Marsh stated the property owner at 127 S. Prospect is requesting to build an accessory structure that exceeds 900 square feet.

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 6:48 p.m.

The motion to approve the variance request conditional only to have two accessory structures on the property was made by Commissioner Berntsen and seconded by Commissioner Witt. The motion passed unanimously 5-0

5. Consider Re-plat of Clearwater Business Park

Dan Garber with Cotton Cooperative stated the company would be building an office and building with 2 restrooms and city water. The company would begin with a metal building warehouse behind the Industrial Park. It is listed on the replat. The neighboring landowners will sign to allow building, and each will sign the final plat. The property lines will go clear to the west of the property giving them street right of way. The company has purchased 103 acres. The buildings will be 100 feet apart for fire trucks if needed.

At 7:05 p.m. City Attorney Austin Parker joined the meeting via telephone. The final plat will need to add a City Attorney signature line. City Attorney Parker also suggested referencing the draining plan in the preliminary plat.

After some discussion, the motion to approve the preliminary plat was made by Commissioner Berntsen and seconded by Commissioner Peissig. The motion passed unanimously. 5-0

Dan Garber stated there would be a signature line added for the City Attorney on the Final plat. The utility easements would add 20 feet easement on Lot 3 Block 3. There are to be agreements for the drainage plan as well.

The motion to approve the final plat was made by Commissioner Witt and seconded by Commissioner Graham. The motion passed unanimously. 5-0

6. Discussion Comprehensive Plan

City Administrator Ron Marsh stated that after the 2021 budget process he would let the Commission know how much money would be able to be used for the Comprehensive Plan. The Commission could then proceed in getting bids.

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 5-0

The meeting adjourned at 7:18 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