

City of Clearwater, Kansas
Sedgwick County
Board of Zoning Appeals - **MINUTES**
June 6, 2023
Clearwater City Hall
129 Ross Avenue Clearwater, KS 67026

1. Call meeting to order

Lyle Berntsen 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: Lyle Berntsen, Kenny Watson, Michael McBee, J.J. Riggins and Samantha Warkins were present.

The following staff member was present:

Courtney Zollinger, City Administrator; Carol Reitberger, Deputy City Clerk, City Attorney Scott Hufford.

Also present was Roland Martin

3. Approval of Minutes from May 2, 2023

Motion: *McBee* moved, *Riggins* seconded to approve the minutes of the May 2, 2023, as presented.

The motion passed unanimously. 5-0

4. Public Hearing 251 S. Fourth

Berntsen opened the hearing at 6:31 p.m.

a. Zoning Variance Request

Courtney Zollinger stated that resident Roger Frischenmeyer was not available to be at the meeting. Zollinger stated the property is on a corner lot and it has two 25-foot side setbacks. The request is to reduce them to 14.2-foot setbacks.

Zollinger checked with Public Works Director Cole Hollis and City Engineer Logan Mills and there would not be a problem with the driveway approach.

There was some discussion about the layout of the new building.

Zollinger also stated that the city had received no calls or comments from the public.

Nothing further.

Berntsen closed the hearing at 6:40 p.m.

b. Zoning Variance Action Form

The Board deliberated and discussed the uniqueness, adjacent property, hardship, public interest, and general spirit of the requested variances and was supported.

Motion: By consensus, the variance was approved as presented. 5-0

5. Public Hearing 230 Chisholm Trail

Berntsen opened the hearing at 6:42 p.m.

a. Zoning Variance Request

The request from Ronal and Janel Martin is to build a detached garage that is more than 900 square feet. The new garage will be 60 X 30 which is 1800 square feet. There is also a small shed on the property that he may remove. It does not go over any utility lines. The building will be placed behind the current fence. The plan will be to put a fence around the garage once it is built. There will be a driveway put in and no problem with the approach.

The Board asked a few questions about the type of garage and if it would match the existing home.

The new structure is a metal pole barn that will match the home.

Zollinger also stated that the city had received no calls or comments from the public.

Nothing further.

Berntsen closed the hearing at 6:46 p.m.

b. Zoning Variance Action Form

The Board deliberated and discussed the uniqueness, adjacent property, hardship, public interest and general spirit of the requested variances and was supported.

Motion: By consensus, the variance was approved as presented. The motion passed unanimously. 4-0 with 1 abstaining.

6. Other Business

Zollinger stated the next meeting will be Thursday July 6th at 6:30 p.m. We will have two variances at the meeting. Zollinger will be going over some budget items with the Council at the meeting on June 13th if anyone is interested in attending.

7. Adjournment

With there being no other business, **McBee** moved, **Warkins** seconded to adjourn the meeting. Voted and passed unanimously. 5-0


The meeting was adjourned at 6:50 p.m.

CERTIFICATE

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

I hereby certify that the foregoing is a true and correct copy of the approved minutes of the May 2, 2023, Board of Zoning Appeals Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 6th day of June 2023.



Carol Reitberger, Deputy City Clerk, Secretary



Lyle Berntsen, Chairperson