

GODDARD PLANNING COMMISSION
118 NORTH MAIN
GODDARD, KANSAS
June 8, 2026

- A) CALL TO ORDER**
- B) PLEDGE OF ALLEGIANCE AND INVOCATION**
- C) APPROVAL OF THE AGENDA**
- D) CITIZEN COMMENTS**
- E) CONSENT AGENDA:**

Items on the Consent Agenda are considered by staff to be routine business items. Approval of the items may be made by a single motion, seconded, and a majority vote with no separate discussion of any item listed.

- 1. Approval of Minutes
 - May 11, 2026

- F) OLD BUSINESS**

None

- G) NEW BUSINESS**

None

- H) BOARD OF ZONING APPEALS**

- 1. Variance for Ketelsen RV Monument Sign
- 2. Conditional Use Permit Automobile Sales Lot

- I) CITY PLANNER REPORT**

- 1. Economic Development Update

- J) COMMISSIONER COMMENTS**

- K) ADJOURNMENT OF PLANNING COMMISSION**

The Next Regular Meeting of the Planning Commission is scheduled for:
July 13, 2026, at 7pm.

MINUTES JOINT PLANNING COMMISSION AND CITY COUNCIL
CITY OF GODDARD
118 N MAIN ST, GODDARD KS
MEETING MINUTES
MAY 12, 2026

The Goddard Planning Commission and the Goddard City Council met in a Joint Session at Goddard City Hall on Monday, May 12, 2026. *Chairman Coyne* called the meeting to order at 7:01 p.m. and led the pledge of allegiance and led the Invocation.

Commissioners present were:

Justin Parks, Daniel Hayden, Jamie Coyne, Jim Milligan, Preston Black, Jim Milligan

APPROVAL OF THE AGENDA

MOTION: *Commissioner Cline* made a motion to approve the agenda for May 12th, 2026. *Commissioner Hayden* seconded the motion.

The motion carried.

6-0

D. CITIZEN COMMENTS

Ketelsen RV Monument Sign – Pre-Approval Request

Trevor Bisel, representing Ketelsen RV, addressed the Commission to request early consideration of a monument sign base modification ahead of the business's upcoming June grand opening. He explained that the sign is currently in the approval process but will not receive final approval until later in June, and asked whether a 36-inch base could be pre-approved to allow installation prior to the opening.

Pedestrian Access Concerns – Fence Near Senior Homes and Challenger Area

Amanda Treadwell, residing at 410 Richards Road, brought forward a concern on behalf of community members regarding a newly installed fence separating the Goddard Senior Apartments and the Easy Place area from the surrounding neighborhood. She noted that the fence had eliminated a previously accessible walking path used by residents and schoolchildren.

Jessica Bennett, residing at 718 Timmy Court, elaborated on the issue, recounting that her nine-year-old daughter was unable to return home from school after the gate was locked mid-day, forcing Ms. Bennett to leave work early to retrieve her. She asked whether the city had plans to improve sidewalk connectivity and pedestrian access to and from the neighborhood, noting that since a nearby business was constructed, approximately twelve or more children attending Challenger, Oak Street, and other schools in the area have been unable to walk to

school safely. A second resident echoed the concern, emphasizing that the neighborhood has effectively been cut off from walkable access to the downtown core.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES

The Community Development Director summarized that the April 13, 2026 minutes covered several prior items including an area of influence modification, a preliminary and final replat of the 167 West Edition, a road name change for Goddard Galleria, a C-2 zoning amendment, variances for lopsided requirements and Urban Property Group, modifications to R-1 and R-2, official changes, and removal of ROA from zoning regulations.

MOTION: *Commissioner Milligan* moved to approve the minutes of April 13, 2026.

Commissioner Hayden seconded the motion.

The Motion carried.

6-0

F. OLD BUSINESS

There was no old business.

G. NEW BUSINESS

1. Resolution For Duplexes and Twin Homes (Joint Conversation)

City Attorney Ryan Beck introduced a proposed joint resolution and accompanying restrictive covenant intended to govern two-family residential structures in the R-2, R-3, and R-4 zoning districts. He explained that the resolution would apply on a going-forward basis to new developments only and would not affect previously approved or grandfathered developments. He emphasized that cities have broad police power authority to regulate land use in the interest of public health, welfare, and safety, and that the restrictive covenant would be required as a condition of the rezoning process—though it would not substitute for the full quasi-judicial analysis the Planning Commission and City Council must conduct for each application. He cautioned against "contract zoning," noting that the body cannot waive its legislative discretion simply because a developer agrees to the covenant.

City Planner Micah then walked through the specific provisions of the proposed restrictive covenant:

Non-Monotony Standard: The covenant would require a minimum of six distinct duplex design types within a development, with no two identical designs appearing within five units of one another along a street frontage. City Planner Micah noted that the non-monotony standard was intended to apply to the roadside view, and that units sharing a rear yard out of public sightlines would not be subject to the same restriction. The goal was to eliminate the "cookie cutter" appearance of repetitive garage facades and rooflines along a street.

Percentage Cap – Two-Family Structures: The covenant would cap two-family structures at no more than 40 percent of total structures within a development, with each duplex or twin home counted as one structure regardless of the number of units it contains. City Manager

Craig referenced the Trails In development as a specific case where a supplemental cap of 80 duplexes—whichever is less than 40 percent—had already been applied to prevent expansion of duplex counts through lot additions.

Neighborhood Amenities: The covenant would require at least three amenities per development, including at minimum one active amenity. "Active amenity" was defined as a mandated recreational facility intended for active physical use, such as a swimming pool, playground, splash pad, sport court, gym, or dog park. Passive features such as benches, picnic tables, shade structures, and open lawn areas would not qualify.

A substantial discussion arose regarding whether retention or detention ponds stocked with fish could qualify as active amenities. City Planner Micah and City Manager Craig both expressed concern that broadly worded language could allow any pond in a neighborhood to satisfy the active amenity requirement, effectively rendering it meaningless. Following discussion, the body reached general consensus that a pond would only qualify as an active amenity if a walking trail was incorporated around it, consistent with the definition's inclusion of trails as active recreational improvements.

The body also discussed at length whether required amenities should be publicly accessible or reserved exclusively for HOA members. City Attorney Beck framed the question as a policy decision for the governing body. After deliberation, the consensus was that amenities would be treated as private HOA amenities, with the HOA retaining discretion to restrict or open access as it sees fit. The previously proposed language prohibiting fencing or gates without city consent was agreed to be removed. Concerns were also raised that no comparable amenity requirement exists for R-1 single-family developments, with one council member expressing the view that as the city grows, amenity standards should eventually extend to all residential development types.

Sidewalk Width: The covenant would require five-foot-wide sidewalks, exceeding the typical three-to-four-foot standard.

Tree Planting: Each lot would be required to have two trees with a minimum caliper of 1.5 inches measured six inches off the ground, to be in place prior to issuance of a certificate of occupancy. Discussion focused on the longevity of the requirement and whether replacement obligations should extend beyond the initial two-year window currently proposed. Participants noted that most HOA covenants typically carry their own tree maintenance requirements independent of city code, which would effectively continue the obligation beyond the city's two-year window. The body did not reach a formal resolution on extending the replacement requirement but indicated that HOA covenants would serve as the practical long-term enforcement mechanism.

Facade and Design Standards: The covenant would require 30 percent masonry on the front facade of two-family structures, varied rooflines and facade treatments for individual dwellings within a building, and limitations on use of earth-tone paint colors limited to incidental accents. A 50 percent window-to-garage-door ratio requirement was also included. Some concern was raised about whether the window ratio was appropriate or overly prescriptive compared to existing single-family homes, though others noted that similar standards had been drawn from comparable developing communities in the region, including Derby. City Manager Craig noted that builders and developers who had previewed drafts of the covenant had responded positively, and that developers were already waiting on passage in order to close on land and apply for R-2 zoning.

Sound Separation: The covenant would incorporate supplemental construction standards for sound attenuation between units, going beyond the minimum requirements of the International Residential Code. City Planner Micah noted that builders consulted during drafting did not object to these standards. Discussion touched on whether alternative insulation materials meeting sound dampening performance standards could be considered, and whether the continuous fire-rated separation wall was required to extend into attic or basement spaces. City Planner Micah acknowledged uncertainty on the technical details and indicated those questions would be vetted through the building inspector and applicable code provisions.

Phasing: The 40 percent cap would apply to each phase of a multi-phase development individually, preventing developers from concentrating all duplex lots in a single early phase while deferring single-family construction.

City Manager Craig noted that the resolution and covenant had been shared with the development community and that reception had been broadly positive. He observed that the three fastest-growing communities in Sedgwick County—Goddard among them—had each denied an R-2 rezoning request in October of the prior year, prompting a regional working group among city managers and planning professionals to develop consistent standards. He indicated that the standards under consideration were broadly aligned with those being pursued in parallel by comparable communities.

Council members expressed the shared view that the intent was not to block duplex development but to ensure that future two-family housing is built to a standard that residents would find desirable. Several members acknowledged community concern over the appearance of existing duplexes and expressed support for a framework that would make Goddard a community where people choose to stay long-term. The discussion was recorded for staff to incorporate feedback into a revised draft for formal consideration at a future meeting.

NO ACTION TAKEN

2. Site Plan Paradise Corner

A site plan for Paradise Corner was presented. Discussion included a requirement for a fence screening the subject parcel from adjacent residential uses. The presentation addressed storm drainage design, with staff noting that the detention basin would be a shallow, dry surface basin approximately three feet deep directing flow eastward. A deteriorated sidewalk along the site's edge was identified as existing on city right-of-way, and staff indicated that discussions were ongoing regarding its replacement or removal. The potential for a pedestrian connection in that corridor was noted as unresolved. Parking was discussed relative to the city's recently updated reduced parking requirements, with the presenter indicating that parking had been maximized in coordination with building design and tenant configuration.

MOTION: *Commissioner Milligan* moved to approve the site plan for Paradise Corner. *Commissioner Hayden* seconded the motion.

The Motion carried.

3. Rachel Brooke Estates Re-Plat Preliminary

The preliminary replat for Rachel Brooke Estates was presented.

MOTION: *Commissioner Milligan* moved to approve the preliminary replat for Rachel Brooke Estates. *Commissioner Hayden* seconded the motion.

The Motion carried.

5-0

4. Rachel Brooke Estates Re-Plat Final

The Rachel Brooke Estates Re-Plat Final was presented for consideration.

MOTION: *Commissioner Black* moved to approve the Rachel Brooke Estates Re-Plat Final. *Commissioner Cline* seconded the motion.

The Motion carried.

5-0

5. Circle C Addition Site Plan

The Circle C Addition site plan was presented. Staff noted that the development is at 16.5 percent lot coverage, well below the 45 percent maximum with the two proposed additions. The setbacks involved required a variance, discussed further under the Board of Zoning Appeals agenda. The facade of the addition was noted to match the existing building.

MOTION: *Commissioner Milligan* moved to approve the Circle C Addition Site Plan. *Commissioner Cline* seconded the motion.

The Motion carried.

5-0

H. BOARD OF ZONING APPEALS

1. Setback & Façade Variance Circle C

A variance request was presented for the Circle C development related to building setbacks and facade design. A representative from Folder and Associates explained that the proposed addition encroaches approximately 2 feet 8 inches to 2.9 feet beyond the applicable setback line. A survey was commissioned to establish the precise encroachment after initial GIS-based estimates proved insufficiently accurate. The representative noted that the design configuration—driven by the number of offices required between the front of the existing building and the exterior face of the addition—made it impractical to pull the addition back within the setback without compromising the project's functional requirements. He also noted that several adjacent properties appeared to have similarly encroached on the setback line, and that parking for the facility is primarily located across the street on lots owned by the entity, reducing parking pressure on the subject site.

City Planner Micah walked through the variance criteria, noting that approval was sought under criteria numbers 2 and 8, and recommended approval subject to conditions related to the setback and facade variance. He noted that the additions had not yet been built, and that this was not a case of after-the-fact correction. Staff recommendation was to approve.

MOTION: *Commissioner Hayden* moved to approve the Setback & Façade Variance Circle C. *Commissioner Cline* seconded the motion.

The Motion carried.

5-0

2. One Step Final Plat

City Planner Micah presented a proposed modification to the city's subdivision regulations that would allow qualifying small developments to bypass the preliminary plat stage and proceed directly to a final plat—referred to as a "one-step final plat." The proposal would apply to developments of fewer than ten acres and fewer than ten lots.

City Planner Micah explained that preliminary plats require substantial additional survey work—including topographic contours, identification of trees, rock formations, and other site features—that is ultimately not carried forward onto the final plat and not recorded with the Register of Deeds. For small infill projects such as the Rachel Brooke Estates replat, requiring a full preliminary plat imposes significant cost and time on developers without a corresponding public benefit. He noted that advances in GIS and aerial mapping technology have reduced the informational need for heavily detailed preliminary plats.

Discussion addressed whether the final plat could retain additional information similar to a preliminary plat; City Planner Micah clarified that combining the two would effectively recreate the preliminary plat in final form, which would be unwieldy and inconsistent with county recording requirements. He confirmed that all signature blocks and county-required information would still be present on the one-step final plat.

A concern was raised about developers potentially gaming a minimum threshold by segmenting a larger project into multiple small phases. City Attorney Beck acknowledged the

risk but noted that requiring a conditional use permit process for exceptions would serve as a practical deterrent.

MOTION: *Commissioner Milligan* moved to approve the One Step Final Plat process. *Commissioner Cline* seconded the motion.

The Motion carried.

5-0

3. Potential Variance For Ketelsen RV Monument Sign

City Planner Micah presented the background for the Ketelsen RV monument sign variance request. He explained that the existing sign pole sits on a landscaped dirt mound, making it physically impractical to install a concrete pad of sufficient size to meet the standard monument sign base width requirement of 72 inches. The sign itself is 144 inches wide, and the pole wrap would need to be 72 inches wide under current code. Ketelsen RV is requesting a variance to allow a 36-inch base width instead.

City Planner Micah noted that state law requires a 20-day public notice period before a formal variance hearing, meaning the matter could not be officially voted on at this meeting and would be placed on the June agenda. However, Trevor Bisel, representing Ketelsen RV, had asked whether the Commission would be favorably disposed to allow work to begin on the reduced base prior to formal approval, given the business's imminent June grand opening.

Discussion among board members indicated general support for the concept, with one member noting that the existing landscaping—brick, gravel, and grassing—looked well-maintained and that requiring demolition of those improvements to accommodate a full-width base seemed disproportionate. The question of whether the sign could be rotated to achieve the required width was raised; Mr. Bisel explained that the sign is oriented to capture traffic visibility from Kellogg and that a perpendicular orientation would defeat the purpose. He noted the base material would be consistent with the sign's overall design, using a skirting material supplied by the sign company, and that the sign company would also apply a decorative treatment to integrate the base aesthetically. A board member inquired about the possibility of using brick for the base, which Mr. Bisel indicated had not yet been explored from a cost standpoint.

City Planner Micah confirmed that the formal variance hearing would be scheduled for the June meeting, and that the Commission's discussion this evening would be noted in the record.

NO ACTION TAKEN

I. CITY PLANNER REPORT

1. Economic Development Update

The City Planner provided a brief economic development update, noting that single-family construction in Quarter 1 has exceeded the historical average, reflecting positive growth momentum. Two-family residential construction came close to but did not exceed the average. The City Planner indicated that 2024 figures were also referenced for context.

2. Tri-Government Meeting On May 18th

The City Planner confirmed attendance for the upcoming Tri-Government Meeting on May 18th, noting approximately five potential attendees had been identified and would be marked as attending.

J. COMMISSIONER COMMENTS

Sign Material Discussion

Prior to the formal agenda items, commissioners and a presenter engaged in discussion regarding a monument sign variance, specifically concerning the material composition of the sign face. Commissioners raised questions about the durability and longevity of the material, with one commissioner expressing concern that the plastic material could become brittle over time, crack, and create maintenance issues. The presenter responded that the material used is the same type commonly used for sign faces throughout the area, and noted that the sign company involved—OB Signs and Envirotech—is currently completing similar work for a local school district. It was acknowledged that there is a possibility of color fading over time, particularly with the red and black elements. The City Planner noted that commissioners were within their purview to approve the variance contingent on material changes if they wished, but confirmed there are currently no specific material requirements in the code. The presenter noted that the alternative to the variance would be complete removal of the existing sign, which would be unfavorable for the business.

School Pedestrian Access Discussion

A discussion arose regarding pedestrian access and safety concerns related to the school district property on Easy Street. The City Planner explained that the school district's fence is located approximately 30 feet past the right-of-way onto school property, and that the gate was intentionally installed by the district to prevent students from running from Challenger school to Highway 54. The City Planner further clarified that a city-owned lot exists in the area, but that accessing a potential walking path would require crossing private property. Staff noted that a walking path through the area had been priced out a couple of years prior and was found to be quite costly—described as "tens of thousands, not just thousands." It was also noted that an existing easement in the corridor is a utility and drainage easement, not a pedestrian easement, and that the language would need to be amended to allow pedestrian use. Staff indicated that ongoing conversations with private property owners regarding stormwater matters may provide an opportunity to incorporate a pedestrian access discussion. The possibility of raising the matter at the upcoming joint meeting with the school district was suggested as a next step.

Monument Sign and Landscaping Standards

A commissioner raised the question of whether the city has adequate design standards in place for monument signs, noting that while a monument sign requirement exists, there are no accompanying material or design specifications. The commissioner also observed that landscaping requirements had previously been discussed and appeared to be lacking. The City Planner acknowledged that landscaping requirements were removed from the code in part because the city was not actively enforcing compliance, and that questions remained about the appropriate punitive measures for non-compliance—for example, whether minor

substitutions in plantings would warrant action. The City Planner indicated this is a matter that could be discussed further internally. Monument sign design standards were also noted as a topic that has arisen during the comprehensive planning process, suggesting it may warrant further policy attention.

ADJOURNMENT

Commissioner Cline moved to adjourn the meeting. *Commissioner Hayden* seconded the motion.

The motion carried.

5-0

Meeting adjourned at 9:17 pm.

The next Planning Commission will be held on June 8, 2026, at 7:00 pm.

**City of Goddard
Regular Planning Commission
June 8, 2026
7:00 PM**

TO: Planning Commission
SUBJECT: Sign Variance #VAR-26-5
PREPARED BY: Community Development Director
AGENDA: Board of Zoning Appeals

Background: On May 11th Vermeer spoke before the Planning Commission and asked if the Planning Commission would look favorably on a sign variance due to the fact that their pole sign was restricted by the landscaping of the property and they would like to have the base be smaller than required to accommodate the restriction.

The Planning Commission reviewed the request and stated that they would view it favorably knowing that they could not act on it immediately given the publication requirements.

This item will be for the official review and approval of the sign variance request for Ketelsen RV

Analysis: The Planning Commission is reviewing a variance for the sign for Ketelsen RV that they generally agreed that they were in support of.

Authorized Variances and Findings of Fact.

Article 10-107.C. Authorized. Variances from the provisions of these regulations shall be granted by the Board only in accordance with the standards set out in Section 10-107.D, and may be granted only in the following instances and in no others:

1. To vary the applicable minimum lot area, lot width and lot depth requirements.
2. To vary the applicable bulk regulations, including maximum height and lot coverage and minimum yard requirements.
3. To vary the dimensional provisions for permitted obstructions in required yards including fences in Section 3-103F.
4. To vary the applicable number of required off-street parking spaces and the amount of off-street loading requirements of Article 5.
- 5. To vary the applicable dimensional sign provisions of Section 7-102 regarding general standards and Section 7-104 regarding district regulations.**
6. To vary the applicable requirements in Sections 10-107 C1 through 5 above in conjunction with conditional use applications for nonconforming, nonresidential structures and uses under provisions of Section 8-105.
7. To vary the applicable provisions permitted by the Floodplain Regulations. (See Appendix for Floodplain Regulations.)
8. To vary any design related provisions of these regulations either in part or in full. Such

design regulations can include article 11.

The Board may grant a variance upon specific written findings of fact based upon the particular evidence presented to it at the hearing that all the conditions required by K.S.A. 12-759(e) have been met which are listed below:

Per the city attorney K.S.A 12-759(e) is for guidance and does not need to be met in order to grant a variance.

1. That the variance requested arises from such condition which is unique to the property in question, and which is not ordinarily found in the same zoning district. and is not created by an action or actions of the property owner or the applicant.

It is unique to the property given their sign is on a mound. No actions have been taken by the owners.

2. That granting of the variance will not adversely affect the rights of adjacent property owners or residents.

No adverse impact on the adjacent property owners.

3. That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

Not an unnecessary hardship. The landscaping could be changed potentially.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare; and

5. That granting the variance desired will not be opposed to the general spirit and intent of these regulations. It will not affect health, safety or welfare.

It will not affect public health, safety, morals, order, convenience, prosperity or general welfare, and it is not against the general spirit or intent of these regulations.

Financial: Public notice was given incurring a small cost.

Legal Considerations: Approved as to form.

Recommendation/Actions: It is recommended that the Planning Commission:

1. Open the Public Hearing
2. Receive comments from the Public
3. Close the Public Hearing
4. Approve the variance request VAR-26-5

(VOICE)

Attachments:

Exhibit H.1a Variance Application (3 Pages)

**Record No: VAR-
26-5**

Variance Application

Status: Active

Submitted On: 5/5/2026

Primary Location19812 W KELLOGG DR
Goddard, KS 67052**Owner**SWANK VIRGINIA REVOC
TRUST**Applicant**

No applicant

Applicant Information**Name of Applicant***

Envirotech and LB Signs Wichita

Address*

19182 W US 54

Phone*

316-684-7600

Relationship to property*

Agent

Variance Type*

5.) Sign Variance

Reason for variance* ?

need to reduce the monument sign requirements to allow for a smaller base for the monument sign

The applicant herein or his/her authorized agent acknowledges:

1.) That he/she has received information concerning the filing and hearing of the request.

2.) That he/she has been advised of the fee requirements established and that the appropriate fee is herewith tendered.

3.) That he/she has been advised of their rights to bring action to the district court of the county to appeal the decision of the Goddard Board of Zoning Appeals.

4.) That all necessary information and documents have been provided.

5.) That the Goddard Board of Zoning Appelas has the authority to require such conditions as are deemed necessary and reasonable in order to serve the public interest.

Signature*



Joda Price

May 5, 2026

Attachments



Ownership List

properties.xls

Uploaded by Micah Scoggan on May 5, 2026 at 3:13 PM

REQUIRED

Record Activity

Micah Scoggan started a draft Record

05/05/2026 at 2:35 pm

Micah Scoggan added file properties.xls to Record VAR-26-5

05/05/2026 at 3:13 pm

Micah Scoggan submitted Record VAR-26-5

05/05/2026 at 3:13 pm

OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record VAR-26-5	05/05/2026 at 3:13 pm
OpenGov system completed payment step Application Fee on Record VAR-26-5	05/05/2026 at 3:15 pm
OpenGov system altered approval step City Review, changed status from Inactive to Active on Record VAR-26-5	05/05/2026 at 3:15 pm
OpenGov system assigned approval step City Review to Micah Scoggan on Record VAR-26-5	05/05/2026 at 3:15 pm
Micah Scoggan changed the deadline to May 11, 2026 on approval step City Review on Record VAR-26-5	05/05/2026 at 3:15 pm
OpenGov system reactivated payment step Application Fee on Record VAR-26-5	05/05/2026 at 3:16 pm
Micah Scoggan waived payment step Application Fee on Record VAR-26-5	06/04/2026 at 8:44 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Application Fee	5/5/2026, 3:13:45 PM	6/4/2026, 8:44:48 AM	-	-	Skipped
 City Review	5/5/2026, 3:15:13 PM	-	Micah Scoggan	5/11/2026	Active

**City of Goddard
Regular Planning Commission
June 8, 2026
7:00 PM**

TO: Planning Commission
SUBJECT: CUP for Car Lot Case # CUP-26-1
PREPARED BY: Community Development Director
AGENDA: Board of Zoning Appeals

Background: 54 Motors LLC has submitted a Conditional Use Permit for a used vehicle dealership. The property is zoned as “C-2” General Business District which requires a conditional use permit for car lots. The property is on the north side of Walnut Street located at 727 N Walnut St.

A Conditional Use Permit is considered an acceptable use that may require certain conditions as is determined by the Planning Commission.

Analysis: The Planning Commission is reviewing a Conditional Use Permit for the property of 727 N Walnut St.

Conditions. In granting a conditional use, the Board may attach such conditions upon the premises and/or the applicant benefitted by the conditional use as may be necessary to comply with the standards set out in Section 10-108C in order to reduce or minimize any potentially injurious affect upon other property in the neighborhood and to carry out the general purpose and intent of these regulations. Such conditions may include, but not be limited to:

1. Further restrictions on bulk regulations
2. Time of operation and ownership limitations
3. Screening, landscaping and fencing
4. Provision of utilities, drainage and other public improvements
5. Additional access or access control
6. Off-street parking and loading requirements.
7. Platting, dedications and/or guarantees.

Financial: Public notice was given incurring a small cost.

Legal Considerations: Approved as to form.

Recommendation/Actions: It is recommended that the Planning Commission:

1. Open the Public Hearing
2. Receive comments from the Public
3. Close the Public Hearing
4. Approve the Conditional Use Permit request CUP-26-1

(VOICE)

Attachments:

Exhibit H.2a CUP Application (3 Pages)

Exhibit H.2b Map Location (1 Page)

**Record No: CUP-
26-1**

Conditional Use Permit

Status: Active

Submitted On: 5/26/2026

Primary Location727 N WALNUT ST
Goddard, KS 67052**Owner**

SMITH REBECCA S

Applicant

No applicant

Property Owner Information**Name***

54 Motors LLC

Phone*

620-391-2374

Address*

401 E Pancake Blvd Liberal KS 67901

Name of Agent Representing Owner ?**Relationship to property***

Tenant

Reason for request* ?

used vehicle dealership

The applicant or his/her authorized agent acknowledges that:

A.) He/She has received information concerning the filing and hearing of this matter.

B.) He/She has been advised of the fee requirements established and the appropriate fee has been paid.

C.) He/She has been advised of his/her right to bring action in District Court of Sedgwick County to appeal the decision of the Goddard Board fo Zoning Appeals

D.) All information and additional documents are included in the application.

E.) The Goddard Board of Zoning Appeals has the authority to require such conditions as are deemed necessary and reasonable in order to serve the public interest.

Siganture*

✓ Elena Lozoya
May 26, 2026

Attachments



Record Activity

Micah Scoggan started a draft Record	05/26/2026 at 8:10 am
Micah Scoggan added file ownership_list.xls	05/26/2026 at 8:20 am
Micah Scoggan added file CUP Goddard KS (1).pdf to Record CUP-26-1	05/26/2026 at 8:20 am
Micah Scoggan submitted Record CUP-26-1	05/26/2026 at 8:20 am
OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record CUP-26-1	05/26/2026 at 8:20 am

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
 Application Fee	5/26/2026, 8:20:38 AM	5/26/2026, 8:39:37 AM	-	-	Completed
 City Approval	5/26/2026, 8:39:38 AM	-	Micah Scoggan	6/8/2026	Active



727 N
WALNUT ST

20611 W
KELLOGG ST

719 N
WALNUT ST

711 N
WALNUT ST

636 N
WALNUT ST

**City of Goddard
Goddard Planning Commission
June 8, 2026**

TO: Planning Commission
SUBJECT: Several items of note for informative purposes but not for voting on.
INITIATED BY: Community Development Director
AGENDA: Staff Report

Background: Micah Scoggan, Community Development Director, compiles a short concise report outlining relevant information.

1. Economic Development Update

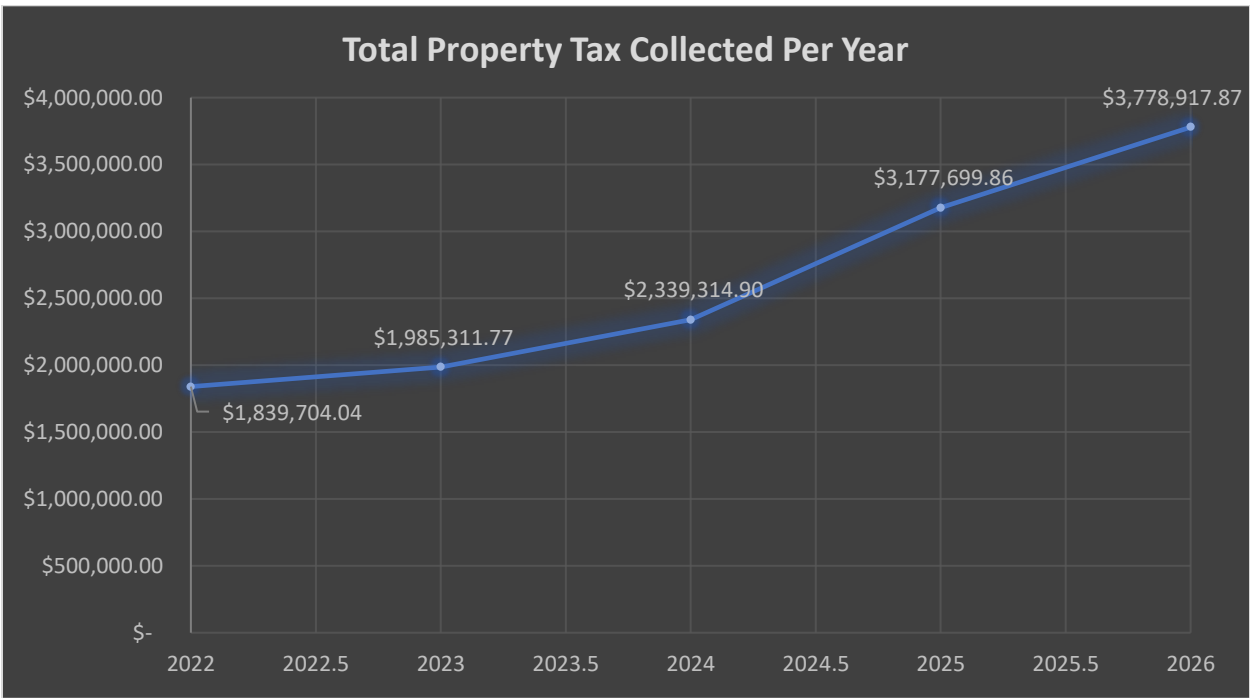


Figure 1: Total Property Tax Collected Per Year

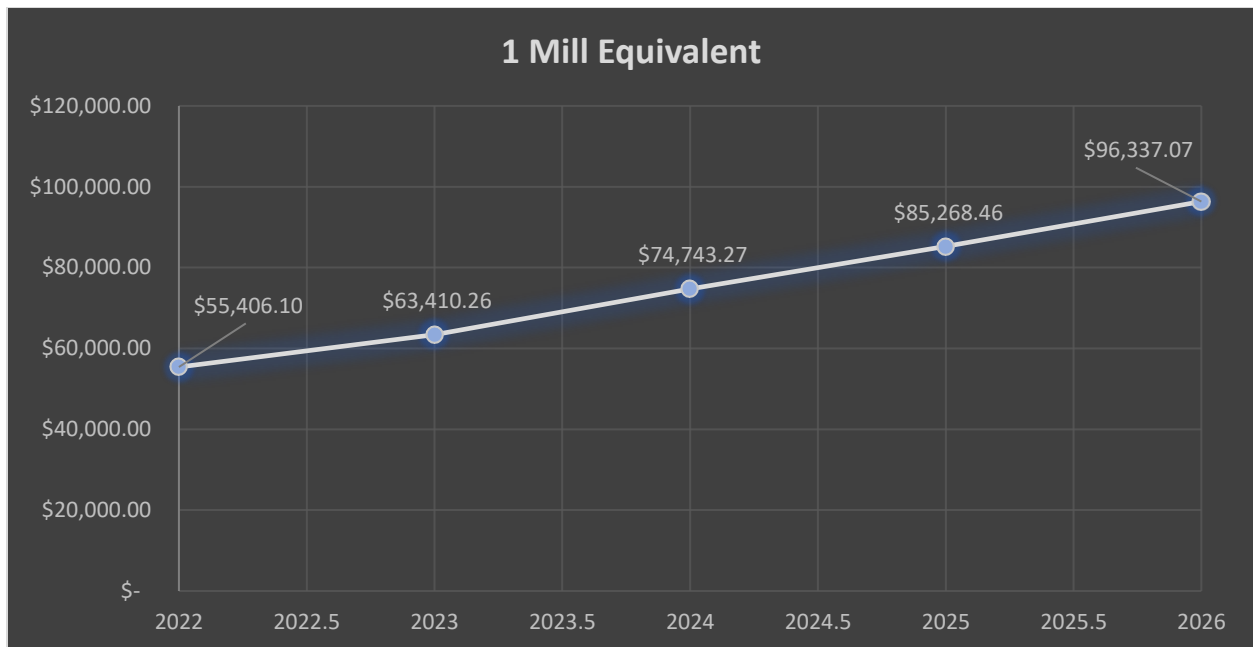


Figure 2: Dollar amount in property Taxes for 1 Mill

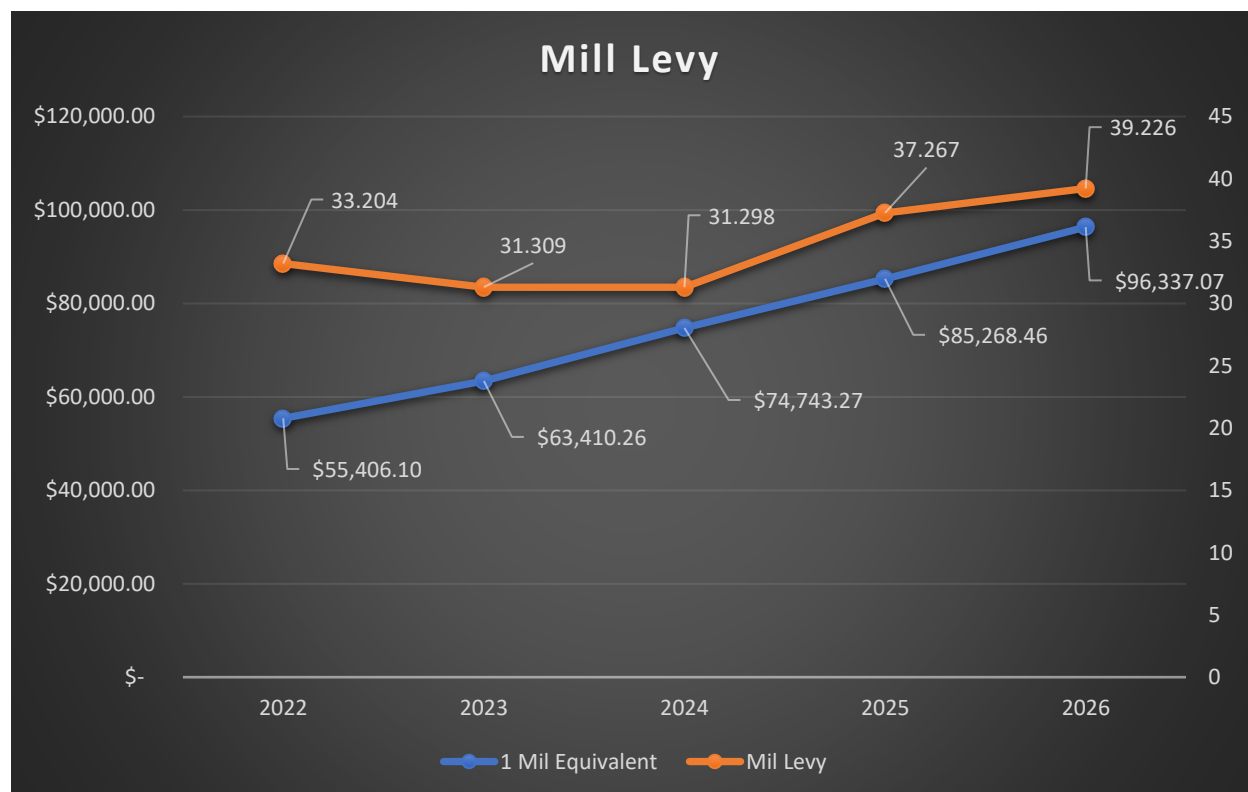


Figure 3: Mill Levy Comparison

2. New Goddard Building Inspector

The City of Goddard is happy to announce that we have hired a new building inspector to assist with the growth and development of the city.

Andrew Mcnaughten comes to us from MABCD with seven different certifications including all four residential certifications in electrical, mechanical, plumbing and structural. He also has three of four of the commercial certifications necessary to be a commercial inspector and we are happy to report that he will be job shadowing other inspectors until July when he will be actively inspecting construction in the city.

We want to thank Andrew for joining our team and we are excited to have an accomplished inspector ready and willing to serve our residents.

