

**City of Clearwater, Kansas**  
Sedgwick County  
Planning Commission - **MINUTES**  
April 2, 2024  
Clearwater City Hall  
129 E. Ross Avenue Clearwater, KS 67026

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**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, John Hurley, Jarod Ledington were present. Ryan Karrick was absent.

The following staff member was present:

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

Also present: Logan Mills, CED, Glenda Light and Bob Fleming

**3. Discussion/Recommendation -Park Glen Estates Median**  
**Median Time Frame**

1. During the process for platting Park Glen Estates in 2015, there were several complaints about the 2<sup>nd</sup> entrance into Park Glen (Yvonne drive) and the high school kids using it as a racetrack to avoid the 4-way stop. Those complaints brought up ideas about traffic calming options to implement (speed bumps, medians, curb bulbs, etc.).
2. When the plat got recorded there wasn't a median on the plat. Typically, medians are placed in reserves on the plat when homeowner's associations want to have signs, landscaping, etc. that gives them control.
3. When the construction plans were completed for the street, we did add a median (per Shaun's request). It was to help calm traffic and be a place for him to put up a sign, at the cost of the Park Glen Estates HOA.
4. Justin Givens would have been the City Administrator at that time. It is very likely street plans were shared with him before it got constructed. But there is no record in Planning Commission nor City Council minutes where the plan came before them. There is also a walk through at the end of the project to make sure city staff accepts the project, there are no notes of comments or concerns regarding the median or its placement.
5. Construction started on November 9, 2015, and the contractor had 40 days to complete the project. The median was put in place during the 1<sup>st</sup> phase of Park Glen Estates when Park Glen St was not a through street.
6. Park Glen Estates became a through street when the 2<sup>nd</sup> Phase of Park Glen Estates was completed. Yvonne Drive was officially opened in the Summer of 2021.
7. Since the median isn't in a reserve it has been placed in the city's dedicated street right-of-way. By default, the street right-of-way maintenance is the city's responsibility.
8. Since Park Glen St has been open to through traffic there have been 2 accidents where the median/ sign was ran into and destroyed. One by a contractor working in the area in February

2022 and another by a resident of Clearwater in March 2024. Both times the sign was replaced and paid for by the Park Glen Estates HOA.

### **Median Consideration**

1. There is a no parking zone between the westernmost intersection of Stoney Creek Street and continuing westerly for 100 feet. (Sec 34-43 City Code). This area is marked on the curb and has signs marking the area to keep that section of road clear for cars to pass through.
2. I have spoken to Glenda Light, former president of Park Glen HOA, about traffic calming solutions the HOA had for Park Glen St. Park Glen HOA had no comment or suggestions for the median or sign placement. When Park Glen Street was becoming a through street the Park Glen HOA had concerns about people speeding through Park Glen and suggested the following to Ron Marsh, former City Administrator.
  - a. Put a 3-Way stop signs at the intersection of Clear Creek and Park Glen St.
  - b. Put a breakaway gate between Park Glen and Park Glen Estates. This would allow for emergency responders to get through but would be closed for public use.
  - c. Install speed bumps to help calm traffic.

These suggestions were not implemented.

3. Per the developer's agreement Park Glen Street was required to have a minimum of 35' from back of curb to back of curb which was met. The portion of the road where the median is located the west bound traffic lane is 15ft and the east bound traffic lane is 15ft.
4. According to the Uniform Fire code #18.2.3.1.1 the access road shall have an unobstructed width of not less than 20ft. for two-way traffic. The median meets the dimensions.
5. It has been suggested by residents of Clearwater that the median is a hazard because of the location. However, the width of the road meets the minimum standards for road construction.
6. Since the median is within the city's right-of-way, the Planning Commission must review the location and make recommendations on how to move forward with it since the right-of-way has been dedicated to the city.
  - a. Remove the island at the complete expense of the city.
  - b. Keep it and vacate the location to place it in a reserve that the Park Glen HOA will have control of.
    - i. Require warning signs to be placed at either end indicating a median.



- ii. Add speed bumps/ humps at either side.

### **Other Information**

7. Speed Limits – There have been reports of people speeding through Park Glen. The Police Department did a study in Park Glen and found that the majority of people driving in the area drove around 20MPH (posted speed limit is 30MPH). If a person drives 30MPH then it would appear they are speeding when the majority of people drive much slower.

The discussion with the Commission began with a question from a Board Member. Were either of the accidents speed related? Zollinger stated that the first accident was someone following a truck and the other one was by a resident of Clearwater. Both vehicles were driving east in the morning with the sun shining but no evidence of speeding.

Park Glen Estates would like the city to vacate the median and give it to them so they could keep it. To remove the median would cost about \$5,000 to the city. Park Glen Estates believes that the median is a traffic calmer and slows down traffic if the road rules are used.

Right now, the City is responsible for the median but the Park Glen Estates HOA does the upkeep and had a sign in it until the last accident. The city can keep it the way it is or vacate it and turn it over to the Park Glen Estates HOA. There is electricity so a lighted sign could be placed there.

Park Glen, Chisholm Trail and Indian Ridge all were platted with a reserve for the purpose. It gives the entrance of a place to put signs for the additions. Park Glen Estates did not originally have the median as it was put in later when Yvonne Drive was open in 2021.

Bob Fleming at 1008 Park Glen is on the north side of Park Glen and he watches people going the wrong way at the median even if the sun is not shining. The south side has a curve, and the north side is straighter. He stated that even if the median was gone there is still a curve in the road and that Park Glen should have been constructed straight through with no curves.

Glenda Light at 921 Park Glen is on the south side of Park Glen Street and reports in the morning there is a train of cars going east towards the school. If there is police presence, then cars will slow down. Light is concerned about the speed of the cars going down Park Glen Street. The median sign is sideways and is hard to see before you get to the median.

John Hurley would like to vacate the median and have the proper signs with lights coming west and warning lights on both sides if possible.

J.J. Riggins would second Hurley statement.

Michael McBee would also agree and a median ahead sign and another sign in the median.

Kenny Watson was the same as previous statements.

Jarod Ledington also would like to vacate the median with more signs.

**Motion:** *Watson* moved, *McBee* seconded to recommend to City Council to vacate the median at Park Glen Estates entrance and give it to the Park Glen Estates HOA with proper signs added to make it more noticeable for drivers in the area.

#### **4. Other Business**

Zollinger stated the Board of Zoning Appeals will have a meeting May 7, 2024. There will be 2 special use permits to discuss.

**5. Adjournment**

With there being no other business, **Hurley** moved, **Riggins** seconded to adjourn the meeting. Voted and passed unanimously. 6-0

The meeting was adjourned at 7:20 p.m.

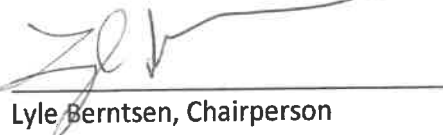
**CERTIFICATE**

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 April 2, 2024, Planning Commission Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 7th day of May 2024.

  
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Carol Reitberger, Deputy City Clerk, Secretary

  
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Lyle Berntsen, Chairperson