

City of Clearwater Board of Zoning Appeal Meeting Agenda
Tuesday March 3, 2026, at 6:30pm
129 E Ross Clearwater, KS 67026

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/494511669>

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United States: [+1 \(872\) 240-3212](tel:+18722403212)

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1. Call meeting to order

2. Roll Call

Lyle Berntsen

Ron Witt

Jarod Ledington

Duane Schneider

Kenny Watson

3. Approval of Minutes of November 4, 2025

4. Hearing:

a. [159 Longhorn Ct – Accessory Structure Variance](#)

5. Other Business

6. Adjournment

City of Clearwater, Kansas
Sedgwick County
Board of Zoning Appeals - **MINUTES**
November 4, 2025
Clearwater City Hall
129 Ross Avenue Clearwater, KS 67026

1. Call meeting to order

Lyle Berntsten called the meeting to order at 6:31 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, Jarod Ledington, and Duane Schneider. Ron Witt was absent.

The following staff members were present:

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

Also Present: Janice Bedell

3. Approval of Minutes from October 7, 2025

Motion: *Watson* moved, *Schneider* seconded to approve the minutes of the October 7, 2025, as presented. The motion passed unanimously. 4-0

4. Hearing:

a. 240 S. Third

The hearing was opened at 6:32 p.m. *Ledington* moved, and *Watson* seconded the motion to open the hearing. 4-0

Zollinger stated that proper notice was given for the hearing. It was published in the newspaper and no one contacted city hall. Janice Bedell currently has a metal portable carport but will be moving it to the backyard to store her camper under. Bedell would like to put up a stick-built car port in front of her existing garage. The existing garage is too small to hold her car since it was built in 1940. Her neighbor has a large pecan tree that hangs over her driveway that drops pecans and branches throughout the year. The neighbors also have a sprinkler system that sprays onto driveway and leaves stains. To protect her vehicle, she would need a carport to park her car under. The new wood frame would be more aesthetically pleasing to have better curb appeal.

The existing accessory structure on her property includes small garage, 2 8' X 8 sheds, 1 10' X 12' shed, and 1 18' X 20' carport for new camper. Existing accessory structures total 88r sq ft. The new carport would be 12' X 20' making a total accessory structure square feet of 1,124. Bedell would also like to line up the carport in front of the existing garage which would put it 8' from the house. (this is the current location of the metal carport that will be moved to the back yard).

Bedell stated that the metal portable carport would be moved to the back yard to cover a camper that she will be restoring. She would like the new stick-built carport to have a peak roof and the same shingles as the garage and home to make the buildings all match.

Ledington asked if the camper would fit under the carport if it was moved to the back yard. Bedell stated it is a vintage 1965 Aristocrat and will fit.

There was concern whether any part of the neighbor’s property would be used for this project and she stated no. By moving the carport, she will be able to move the camper to the backyard going on her property by the side of the garage. Bedell has had discussions with her neighbors, and all are nice and feel like she will make the project make the property look better than before.

The hearing was closed at 6:43 p.m. **Watson** moved, and **Schneider** seconded the motion to close the hearing 4-0

The Board went over the 5 questions for uniqueness, Adjacent Property, Hardship, Public Interest and General Spirit/Intent. Uniqueness Supported 4-0, Adjacent Property Supported 4-0, Hardship Supported 4-0, Public Interest Supported 4-0, General Spirit/Intent Supported 4-0

Based on the Zoning Variance Action will carry as approved 4-0

5. Other Business nothing currently for December meeting. Zollinger will keep board informed.

6. Adjournment

With there being no other business, **Ledington** moved, **Schneider** seconded to adjourn the meeting. Voted and passed unanimously. 4-0

The meeting adjourned at 6:46 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 November 4, 2025, Board of Zoning Appeals Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 2nd day of December 2025.

Carol Reitberger, Deputy City Clerk, Secretary

Lyle Berntsen, Chairperson



Zoning Variance Request

Property Owner:	ANTHONY + TERA CUMPSTON		
Address:	159 LONGHORN CT		
Applicant (If different from property owner):			
Home Phone:		Cell Phone:	
Email:			

Current Zoning	
Legal Description of Property (metes and bounds or subdivision/ block/ lot description)	
LOT 17 + 18 BLOCK 1 CHISHOLM RIDGE ADDITION	

Present Use of Property
EMPTY LOT

Explanation of the Request for a Variance (attach additional sheet if necessary)
WE WOULD LIKE TO FENCE IN THE ENTIRE PROPERTY FOR OUR DOGS. FENCING WILL BE COMPLETED BY GRABER.

Provide a drawing to support the request and include the property lines of the application area, existing and proposed structures, appropriate dimensions, and any other information that would be helpful to the Board in evaluating the request.

The applicant/agent hereby declares that all information submitted is true to the best of his/her knowledge and that all information required for this request has been included.

Applicant Signature

1/12/26

Date

Office Use Only

Adjacent Zoning & Land Use		
Direction	Land Use	Zoning
NORTH	Single Family Dwelling	R-1
SOUTH	Single Family Dwelling	R-1
EAST	Single Family Dwelling	R-1
WEST	Empty lot Single Family Dwell	R-1

Article and Description of the Zoning Regulation of Variance Requested
Article 23 (4) No accessory structure prior to dwelling. They want to fence lot 17/18 but lot 17 is it's own lot w/ no dwelling. Instead of combining the lots they want to apply for a variance to put up a fence on an empty lot.

Received by:	Carol Reitberger
Date Received:	1-14-26
Fee Paid:	\$125.00
Date Published:	1/22/26
Public Notice Mailed:	N/A
Hearing Date:	3/3/26



PUBLISH ONCE IN THE TIMES-SENTINEL

PUBLIC NOTICE

Published 1/22/2026

ZONING VARIANCE HEARING

The City of Clearwater, Kansas Board of Zoning Appeals will consider a request made by Anthony and Tera Cumpston at 159 Longhorn Ct and 153 Longhorn Ct, also described as: Lots 17 and 18 Block 1 Chisholm Ridge Addition

The lot is zoned R-1 (Single Family Dwelling), and the request is for a variance to Section 23-1 (4) No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used for dwelling purposes. There is no structure on Lot 17.

THE BOARD OF ZONING APPEALS WILL HOLD A HEARING ON THIS SUBJECT IN THE CLEARWATER CITY HALL AT 129 E. ROSS, CLEARWATER, KANSAS ON March 3, 2026 at 6:30PM

Those wishing to speak at the hearing should contact the Clearwater Deputy City Clerk by March 2, 2026, 3:00 p.m. Comments will be limited to five (5) minutes each. Further information may be obtained at the Clearwater City Hall, 129 E. Ross, or by calling 620-584-2311.



**Clearwater Planning Commission
Board of Zoning Appeals**

Zoning Variance – Action

Property Address:	159 Longhorn Ct
Variance:	Accessory Structure (fence) prior to dwelling

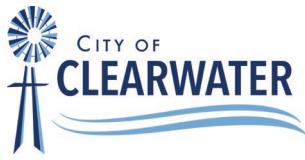
Questions	Supported	Unsupported
Uniqueness The request for a variance must arise from a condition which is unique to the property in question, is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or applicant.		
Adjacent Property The granting of a variance shall not adversely affect the rights of adjacent property owners or residents.		
Hardship The strict application of this chapter will cause unnecessary hardship upon the property owner represented in the application.		
Public Interest The granting of a variance shall not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.		
General Spirit/Intent The granting of a variance will not violate the spirit and intent of this chapter.		

Commission Recommendation

Petition Filed	
Board Action	
Vote	
Date	

Clerk

(SEAL)



[Please note that the meeting agenda is subject to change during the meeting.]

City of Clearwater Planning Commission Meeting Agenda
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1. Call meeting to order

2. Roll Call

Lyle Berntsen

Ron Witt

Ryan Karrick

Jarod Ledington

Duane Schneider

Kenny Watson

John Hurley

3. [Approval of the Minutes of November 4, 2025](#)

4. Hearing: None

5. Other Business

6. Adjournment

City of Clearwater, Kansas
Sedgwick County
Planning Commission - **MINUTES**
November 4, 2025
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, Jarod Ledington, Ryan Karrick and Duane Schneider. Ron Witt and John Hurley were absent.

The following staff members were present:

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

3. Approve October 7, 2025, Minutes

Motion: *Ledington* moved, *Watson* seconded to approve the minutes of the October 7, 2025, as presented. The motion passed unanimously. 5-0

4. Hearing: None

5. Other Business Nothing currently for December meeting. Zollinger will keep board informed.

6. Adjournment

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

The meeting adjourned at 6:31 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 November 4, 2025, Planning Commission Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 2nd day of December 2025.

Carol Reitberger, Deputy City Clerk, Secretary

Lyle Berntsen, Chairperson