

**City of Clearwater, Kansas**  
Sedgwick County  
Planning Commission - **MINUTES**  
March 3, 2026  
Clearwater City Hall  
129 Ross Avenue Clearwater, KS 67026

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**1. Call meeting to order.**

Lyle Berntsen called the meeting to order at 6:40 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 Ron Witt. Ryan Karrick, Duane Schneider 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 November 4, 2025, Minutes**

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

**4. Hearing: None**

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

**6. Adjournment**

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

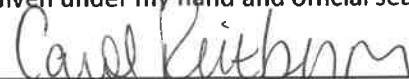
The meeting adjourned at 6:41 p.m.

**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 March 3, 2026, Planning Commission Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 7<sup>th</sup> day of April 2026.

  
\_\_\_\_\_  
Carol Reitberger, Deputy City Clerk, Secretary

  
\_\_\_\_\_  
Lyle Berntsen, Chairperson

**City of Clearwater, Kansas**  
Sedgwick County  
Board of Zoning Appeals - **MINUTES**  
March 3, 2026  
Clearwater City Hall  
129 Ross Avenue Clearwater, KS 67026

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**1. Call meeting to order**

Lyle Berntsten 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, and Ron Witt. Duane Schneider was absent.

The following staff members were present:

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

**3. Approval of Minutes of November 4, 2025**

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

**4. Hearing:**

**a. 159 Longhorn Court – Accessory Structure Variance**

The hearing was opened at 6:31 p.m. *Witt* moved, and *Ledington* 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. Anthony and Tera Cumpston would like to fence in the entire property for their dogs. Fencing would be completed by a fencing company.

Article 23 (4) states that there is no accessory structure prior to dwelling. They want to fence lot 17/18 but Lot 17 is its own Lot with no dwelling. Instead of combining the lots they wanted to apply for a variance to put up the fence on an empty lot.

Ledington stated he would like them to put the fence up as if it were 1 lot and the rest of the board agreed so the fence on empty lot would not go in front of the home.

The hearing was closed at 6:37 p.m. *Watson* moved, and *Witt* 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 with the recommendation that the fence is treated as a single lot (17 and 18) fencing requirements.

**5. Other Business:** April meeting will have a variance for an egress window.

**6. Adjournment**

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


The meeting adjourned at 6:39 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 March 3, 2026, Board of Zoning Appeals Board.

Given under my hand and official seal of the City of Clearwater, Kansas, this 7th day of April 2026.

  
\_\_\_\_\_  
Carol Reitberger, Deputy City Clerk, Secretary

  
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Lyle Berntsen, Chairperson