

COMPREHENSIVE DEVELOPMENT PLAN

FOR THE

CITY OF McPHERSON, KANSAS

PLANNING AREA

2015 - 2023

PREPARED AND ADOPTED BY

McPHERSON CITY PLANNING COMMISSION

APPROVED BY

McPHERSON CITY COMMISSION

Technical Assistance by

McPherson City Staff

and

**Foster & Associates
Planning Consultants
and
Rice-Foster Associates
Landscape Architecture & Planning
Wichita, Kansas**

DECEMBER 1, 2015



City of McPherson, Kansas

"An Equal Opportunity Employer"

Under commission Form of Government Regular Monday Morning Meetings at 8:30 O'clock
Municipal Center 400 East Kansas Avenue P.O. Box 1008 Telephone 620-245-2535

Mayor – Thomas A. Brown Com. of Public Facilities – Robert D. Moore Com. of Street & Utilities – Larry E. Wiens

OFFICIAL PLAN ADOPTION

This document entitled, Comprehensive Development Plan for the City of McPherson, Kansas Planning Area is an official Plan of the City of McPherson, Kansas for the planning period 2015 - 2023. The Planning Area comprises the City of McPherson and the 63-square mile area described herein. In accordance with K.S.A. 12-747, an officially advertised public hearing was held on December 1, 2015. This document was approved by a Resolution of the McPherson City Planning Commission on December 1, 2015. A certified copy of the Plan, together with a summary of the hearing was submitted to the McPherson City Commission.

Brennon Randa, Chairperson
McPherson City Planning Commission

ATTEST:

Roger Wofford, Secretary

APPROVED by the McPherson City Commission on December 7, 2015 by Ordinance No. 3193 And published on December 9, 2015 in The McPherson Sentinel .

Thomas A. Brown, Mayor

ATTEST:

Tamra K. Seely, City Clerk



McPHERSON CITY COMMISSION

Thomas A. Brown, Mayor
Robert D. Moore - Commissioner of Public Facilities
Larry E. Wiens - Commissioner of Streets and Utilities

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Tamra K. Seely, City Clerk
Jeffrey A. Houston, City Attorney

McPHERSON CITY PLANNING COMMISSION

<u>Brennon Randa</u> , Chairperson	<u>William Parker</u> , Vice-Chairperson
<u>Roger Wofford</u> , Secretary	<u>Brian D. Anderson</u>
<u>Ross A. Cox</u>	<u>Richard Martin</u>
<u>James E. Melland</u>	<u>Keith Sherwood</u>
<u>Mary Steffes</u>	

Prior Planning Commission Members involved

<u>Donna S. Lehner</u>	<u>Duane Kleinsorge</u>
<u>Jim Boyer</u>	<u>Gail Lauderdale</u>
<u>Mark Childs</u>	<u>Laurie Sprague</u>
<u>Valerie Kratzer</u>	<u>Forest Moyer</u>
<u>Chad Clark</u>	

Ex-Officio Planning Commission Members

Jeff Woodward, City Public Works Director
Thomas Stinemette, Community Development Director
Bill Athey – Lead Building Inspector
Bret Reynolds - Assistant Building Inspector
Rick Unruh - Assistant Fire Chief

PLANNING CONSULTANTS

Foster & Associates, Planning Consultants
Rice·Foster Associates, P.A., Landscape Architecture & Planning

ACKNOWLEDGMENTS

During the period of the previous Plan and subsequent Amendment, major changes have taken place in the city and fringe area involving land use, highways, industry, community facilities and housing. While this continuing pace made it more difficult to prepare the new Plan document, the events served to promote more interest in planning and to accelerate the need to make decisions on future issues.

Unlike the previous plan which received a significant amount of federal funding assistance, funding for this project was provided in its entirety by the City of McPherson. An effort has been made throughout the Plan to provide the most current data. However, some of the data which had been possible to collect for the previous plan were not available. In such instances, the older data was used where appropriate and was supplemented with the best data that could be obtained with the available resources.

During the majority of this Plan preparation, Donna S. Lehner served as Planning Commission Chairperson, a task that was recently taken over by Brennon Randa. Each of the respective members of the Planning Commission were assigned specific areas for data collection and assisted in locating local citizens to provide needed information and, in some cases, assistance in writing certain sections of the Plan. Numerous special meetings were held to approve figures, compile data, develop and review the text, make corrections and additions, and edit the final version.

Community Development Director, Tom Stinemetze, provided computer expertise for the project and was responsible for creating the exhibits and Figures used in the Plan. He also performed all of the word processing for the intermediate and final drafts of each chapter.

The city's long-term planning consultant, C. Bickley Foster, provided invaluable service in the development of this plan. Much of the draft wording for several of the chapters was provided by Mr. Foster as well as the overall outline for plan development. In addition to lending us the expertise of his 62 years of planning experience (41 of which were as the planning consultant to the City of McPherson), Mr. Foster also coordinated with other experts in the field in developing and incorporating many of the more technical portions of the plan.

Information and suggestions were solicited from specific groups and from the general public at special meetings held during the early stages of the Plan updating. The contributions from these various sources are acknowledged and appreciated.

Special thanks are due to the following for their contributions:

McPherson County GIS Coordinator, Kevin Beakey, for providing many of the design files which resulted in the original base maps used in this Plan.

Richard Hayden, City Engineering Technician, for providing much needed Geographical Information System data files and programming assistance.

David W. Foster, ASLA, APA community planner with Rice-Foster Associates P.A., consultant on the project.

City Clerk, Tamra Seely, who provided ongoing assistance, encouragement, and information.

City Administrator, Nick Gregory, who interfaced with the City Commission and helped to keep us on track.

Tim Maier, General Manager, Mark Wurm, Assistant, G.M., and Carla Pearson, Administrative Assistant, of the Board of Public Utilities (BPU) for information services.

Mark Moffitt, City Finance Director, for his assistance with financial programs and information.

Past Planning Commissioners Melvin I. Tarum and Britt Colle for their in-depth research for the History chapter.

Members of McPherson Main Street, Inc. and the McPherson Chamber of Commerce for their input on issues dealing with the Central Business District and overall commercial and economic development.

Various department personnel of the City of McPherson and the McPherson Board of Public Utilities who provided write-ups, proof-reading, and corrections for their respective areas, including:

Anna Ruxlow, Director, McPherson Museum; Robert McClarty, Police Chief; Tim Maier, General Manager, BPU; Thomas Brown, Mayor; Robert Moore, City Commissioner; Larry Wiens, City Commissioner, Gwen Boyer, Director, Recreation Commission; Pamela Axelson, Operations Manager, MRC/YMCA; Mike Wagner, Wastewater Treatment Superintendent; Cody Kraemer, Cemetery Sexton; Bo Moddelmog, Deputy City Clerk; Wayne Burns, Director of Public Lands and Facilities, Gerry Tillet, Street Superintendent; Bradley Elts, Director, MIDC; Bill Athey and Bret Reynolds, City Inspectors; Steven Read, City Librarian; Jeff Woodward, City Public Works Director; Tom Stinemetze, Community Development Director; Jeffrey Deal, Fire Chief; and others.

In addition, numerous other organizations and members of the public-at-large contributed to the making of this document, either through input at public hearings or by directly contributing and/or proof-reading of written material. Those persons include but are not limited to the following:

Matt Lindsey, Executive Director and Bev Schottler, Program Director, Associated Colleges of Central Kansas; Tom Greco, CEO, Central Christian College; Mike Westerman, Farm Service Agency; Lynn Crouse, Kansas Gas Service; Elisa Shackelton, K-State Research and Extension Service; Cynthia Peterson, McPherson Airport; Bill Ridge, McPherson Area Solid Waste Utility; Shirley Reissig, McPherson College; Rick Witte, McPherson County Administrator; Kenny Cook and John Verssue, McPherson County Planning and Zoning; Tom Kramer, McPherson County Public Works; Fern Hess, County Health Department; various staff in the McPherson County Treasurer's and Clerk's offices; Stan Regehr, Memorial Hospital; John Schmalzried, McPherson Ambulance Service; Sara Lyon, McPherson Prairie View; Chad Clark, McPherson Healthcare Foundation; John Holecek, Manager, McPherson Opera House; Larry Elmquist & Barry Adamson, Multi Community Diversified Services; Rick Staab, President/CEO, Disabilities Supports of the Great Plains; Carma Wall, CEO The Cedars; Baron Shively, Natural Resource and Conservation Service; Jonie James, County Extension Agent; Jana McKinney & Lindsay Friesen, McPherson 4-H Department; Sharon Seyfert, Rural Water District #2; Brenda Becker, Rural Water District #3; Dennis Chinberg, Rural Water District #4; Edward Lewis, Southwestern Bell Telephone; Peggy Bahr, Principal, St. Joseph's School; Dr. Robert Shannon (and many others) U.S.D. 418; Mark Kerschner, U.S. Postmaster; staff from every financial institution in the Planning Area, Gary Mehl, Covenant Gardens; Jim Boyer, Master Gardener Project; Ann Engel, Executive Director, McPherson Main Street; and others. (Note: other citations are noted throughout the document.)

Finally, a special thanks goes to all of the current and previous members of the McPherson City Planning Commission who worked on this project. Included are:

Current Members:

Brian Anderson, Ross Cox, Richard Martin, James Melland, Bill Parker, Brennon Randa, Mary Steffes, Keith Sherwood, and Roger Wofford.

Previous Members:

Gail Lauderdale, Mark Childs, Jim Boyer, Valerie Kratzer, Chad Clark, Laurie Sprague, Forest Moyer, Britt Colle, Donna Lehner, Duane Kleinsorge, Larry Smith, Max Streit, Melvin Tarum, Ralph Walters, and Doug Zeitlow, Kenneth Armbrust, Nancy Aplin, Fred Bohnenblust, Jennifer Burch, Guy Hayes, Dwight Hill, Dorothy Scoby, Tom Sheridan and Chris Wiens.