

Haysville Planning Commission

Minutes

March 24, 2005

Those members present were: Bob Wethington, Peggy Black, Clem Dickerson, Janet Parton, Pat Patnaude and Don Schneider.

Those members absent were: Mike Bradshaw, Pamela Grether, Wallace Scholler and John Trout.

The Haysville Planning Commission Meeting was called to order by Wethington, Chairperson, at 7:00 p.m. in the Council Chambers of the Haysville Municipal Building.

The first item of business was the **Minutes of March 10, 2005**.

Motion by Parton

Second by Black

To accept the minutes as written

Wethington yea, Black yea, Dickerson yea, Parton yea, Patnaude yea, Schneider yea

Motion carried

Under **New Business** the Commission considered a variance request for the rear setback on Lot 4, Block A of the Timberlane North Addition to Haysville, Kansas. Rick Plush, applicant, stated he intends to build a house on this lot and the house was staked on the lot. He stated the lot is an odd shape and the easement and setbacks on the lot restrict where the house may be placed. He said he would like to place the house more in the center of the lot and further away from Meridian. Plush explained with his house meeting the front setback requirement of 25 feet, the house is very close to Meridian and there are plans to expand Meridian to four lanes. Plush stated he received letters from Ron Meyer, the developer of Timberlane North and Professional Engineering Consultants (PEC) stating there was no need for the rear 20 foot easement. He distributed pictures of his lot and explained the property backs up to the Wichita-Valley Center Floodway. Wethington asked if the easement is needed for drainage purposes. Plush stated not according to PEC. Dickerson stated he remembered this lot being discussed as a potential problem when the plat was considered. Wethington stated there was a list of criteria that needs to be considered for a variance and went through the list. Wethington stated the condition was not created by the property owner as he did not plat the lot. Wethington stated granting the request would not adversely affect the rights of the adjacent property owners. Schneider said Plush would still have a yard between the residential properties. Wethington said the hardship was stated in Plush's explanation. Wethington asked if anyone could see how granting the request would adversely affect the things listed in number 4. There was no response. Wethington stated it appears to him this variance would be approvable. Dickerson asked if the Commission had a problem getting rid of the drainage easement. Schneider asked if the easement was indicated as necessary on the drainage plan. Millspaugh stated she would have to check into that. Wethington stated he would entertain a motion concerning a recommendation to the Board of Zoning Appeals on this request. Schneider stated Mr. Plush had contacted him regarding this matter and he believes the request does meet the requirements and he recommends maintaining a normal side yard setback of six feet.

Motion by Black

Second by Parton

To recommend approval of this request based on the criteria

Dickerson stated he is unsure of number 3 and perceives the only hardship as appearance. Parton stated the concern was with the traffic on Meridian. Schneiter stated number 3 is probably the hardest to meet.

Wethington yea, Black yea, Dickerson yea, Parton yea, Patnaude yea, Schneiter abstain

Motion carried

Under **New Business** the Commission considered an easement vacation request on Lot 4, Block A of the Timberlane North Addition to Haysville, Kansas. Wethington stated this ties in to the previous request.

Motion by Parton

Second by Black

To recommend approval of the vacation request to City Council

Wethington yea, Black yea, Dickerson nay, Parton yea, Patnaude yea, Schneiter yea

Motion carried

Under **Old Business** the Commission received draft copies of "Review 1" that included the changes made during the review and information the Commission requested. The Commission decided to review what was distributed at home and to discuss the information at the next meeting. Millspaugh distributed information for "Review 2" for the Commissioners to begin looking at.

There was no **Correspondence and Informational Reading**.

Under **Off Agenda** Millspaugh stated she had spoke with the Ron Meyer regarding the Protective Overlay the Planning Commission would like to place on the property that was recently annexed into Haysville. Millspaugh explained Mr. Meyer would like the Commission to wait on that hearing until the adjacent property to the north was annexed by the City and the zoning process was initiated on that. He stated he would be marketing both pieces together and it would be cleaner if there was just one protective overlay ordinance on the property.

Motion by Schneiter

Second by Dickerson

To delay the Public Hearing to coincide with the zoning of the additional property for consistency

Wethington yea, Black yea, Dickerson yea, Parton nay, Patnaude yea, Schneiter yea

Motion carried

Also under **Off Agenda** Schneiter stated due to the lack of attendance at the meeting and there almost not being a quorum he would like the Commission to review the attendance record at the next meeting.

Under **Off Agenda** Dickerson informed the Commission of the Spring Show/Community Expo on April 30th at the Haysville Activity Center.

Motion by Patnaude

Second by Parton

To adjourn

Wethington yea, Black yea, Dickerson yea, Parton yea, Patnaude yea, Schneiter yea

Motion carried

The Haysville Planning Commission Meeting adjourned at 7:37 p.m.