

## **Haysville Planning Commission**

### **Minutes**

**September 14, 2006**

Those members present were, Clem Dickerson, Pam Grether, Mike Kanaga, Christine Kiefer, Don Schneider and Bob Wethington.

Mike Kanaga, Vice Chairperson, called the Haysville Planning Commission Meeting to order at 7:00 p.m. in the Council Chambers of the Haysville Municipal Building, 200 West Grand Avenue.

The first item of business was the minutes of August 10, 2006.

Motion by Wethington

Second by Grether

To approve the minutes as written

Dickerson yea, Grether yea, Kanaga abstain, Kiefer yea, Schneider abstain, Wethington yea

Motion carried

Under Special Order of Business was Public Hearing to consider a Conditional Use Permit to allow the construction of an accessory church building at 153 S. Delos. Kanaga gave the hearing instructions and formally opened the public hearing. Kanaga asked if any member of the Commission had any outside contacts regarding this case. The Commissioners responded no. Kanaga asked if any member of the Commission had a conflict of interest in this case. The Commissioners responded no. Planning/Community Relations Coordinator Angela Millspaugh presented two emails received regarding the application. One email was from Helen E. Bortz, 214 S. Delos, stating her concern with the parking on Delos Street Sunday morning. The second email was from Bill and Elnora Nemnich, 154 S. Delos, stating their desire for the property to remain vacant or have a house constructed on it and traffic concerns. Kanaga asked the Planning Commission Secretary to present the Staff Report. Millspaugh presented the Staff Report which included the current land use, adjacent zoning and land use and available of public services. Kanaga asked the applicant to address the Commission. Pastor "Bo" Graves, First Baptist Church, stated they were requesting the Conditional Use Permit to allow the construction of classrooms and restrooms as an addition to the fellowship hall. There was a discussion on the nonconforming status of the existing fellowship hall. Wethington asked what lighting was proposed for the facility. Graves responded they would follow the zoning regulations. Wethington asked what parking was proposed. Graves stated there was adequate parking for the existing structures and the proposed structure. He stated people of his congregation chose to park in the street to get closer to the building. Schneider asked the size of the proposed building. Graves responded 8,000 square feet. There was a discussion in the audience regarding the parking situation. Schneider stated parking could be added to the lot to meet any parking requirements. Dickerson asked what type of architecture was proposed. Graves stated the structure would match the existing structure. Kanaga asked if any member of the public wanted to address the Commission. There was no response. Kanaga asked again if any member of the

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public wanted to address the Commission. Paul Barker, 216 S. Wayne, stated he did not live adjacent to the Church, but was in the area. He asked why the Church was saying there was not a problem with parking when there were two comments from the public stating problems with the parking. It was stated from the audience that adequate parking is provided to the congregation according to the zoning regulations. There was a discussion on the easement located on the lot. It was stated the applicant was starting with the Conditional Use Permit before actually working on a site plan, building plans and possible vacation process. Kanaga closed the public comment portion of the hearing and opened the floor to Commissioners comments regarding considerations on which a Conditional Use Permit may be granted. Dickerson stated he would propose the conditions that the architecture matches the existing structure, the light not extend beyond the property line, that parking be looked at and the possibility of "NO PARKING" signs along Delos. Wethington stated the public interest is served when a church is growing. He stated he thought the spirit of the article was observed and that there was no unequal treatment.

Motion by Wethington

Second by Grether

To recommend approval of the request with Clem's conditions attached which are: lighting not extend beyond property lines, exterior match the existing building and parking be reviewed at the time of building permit issuance.

Schneiter asked if the landscaping was taken care of by the "Landscape Regulations." Wethington stated yes.

Dickerson yea, Grether yea, Kanaga yea, Kiefer yea, Schneiter yea, Wethington yea

Motion carried

Also under Special Order of Business was Appointments. Millspaugh stated since Lippoldt was not present, the appointments would be placed on a later agenda. Millspaugh stated Lippoldt had asked if the members currently serving on the Committees would like to continue. Grether stated she would be willing to continue serving on the Historic Committee. Schneiter stated he would like to stay on the Board of Zoning Appeals and would discuss the Haysville Forward, Inc. with Lippoldt.

Under New Business a Lot Split Request for Lot 1, Block 1, Southfork Third Addition to Sedgwick County, Kansas and a Lot Split Request for Lot 2, Block 3, Southfork Third Addition to Sedgwick County, Kansas was on the agenda. The applicant was not present.

Motion by Dickerson

Second by Schneiter

To table these items until the applicant is present

Dickerson yea, Grether yea, Kanaga yea, Kiefer yea, Schneiter yea, Wethington yea

Motion carried

Under Old Business was a review of the Zoning Ordinance. Schneiter stated he did not think the Historic Committee had been active in pursuing other areas for preservation as stated in their duties in the Historic Preservation article of the Ordinance. He stated if they were not going to be

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active in pursuing that, the section needed to go away. Grether stated she would bring up Schneiter's concerns at the next Historic Meeting.

Under Correspondence and Informational Reading Millspaugh notified the Commission of public hearings scheduled for September 28 regarding the Capital Improvement Program and the Comprehensive Plan.

Under Off Agenda Dickerson stated he would like a list of all of the legal nonconforming businesses in Haysville. Schneiter asked if Dickerson wanted that to include churches. Dickerson stated he categorized a church as a business.

There was a discussion on Helmers Construction Company being an illegal use.

Under Off Agenda Grether informed the Commission of upcoming training opportunities.

Motion by Grether

Second by Wethington

To adjourn

Dickerson yea, Grether yea, Kanaga yea, Kiefer yea, Schneiter yea, Wethington yea

Motion carried

The meeting of the Haysville Planning Commission adjourned at 8:09 p.m.