

Haysville Planning Commission

Minutes

November 9, 2006

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

Vern Lippoldt, 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 October 26, 2006.

Motion by Schneider

Second by Kanaga

To approve the minutes as written

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

Motion carried

Under New Business members considered a request to vacate ten feet of a twenty feet easement on Lot 3, Block A, Haysville Downtown Addition to Haysville, Sedgwick County, Kansas. Lippoldt stated he would be abstaining from the vote as the applicant is one of his customers. The applicant was not present. Millspaugh stated she had not received any comments from the utility companies. Millspaugh stated the Public Works Director was recommending approval of the vacation. Dickerson asked if a smaller portion of the easement could be granted instead of the entire ten feet to provide extra clearance from the sewer line. Millspaugh state the public works department had not indicated any problems with the request. Schneider stated the city could discuss the needs of the applicant to determine if the entire 10 was needed.

Motion by Schneider

Second by Wethington

To recommend the vacation be granted, but maintain as much of the easement as possible.

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

Motion carried

Also under New Business the Planning Commission considered the Preliminary Plat of the Country Lakes 2nd Addition to Haysville, Sedgwick County, Kansas. Kris Rose, Baughman Co., was present on behalf of the applicant. Rose stated the applicant was re-platting a portion of Country Lakes Addition to meet the requirements for the protected wetland. Wethington asked if Rose had received copies of the comments received by the reviewing agencies. Rose responded he had. Rose stated they would include the additional easements. Rose stated he was aware the cul-de-sac length was longer than Haysville's Subdivision Regulations allowed. He stated they were requesting the length to meet the water requirements the State had placed on the wetland area. Rose stated he was working with the Department of Agriculture to get the appropriate right-of-way and they will have an answer by the time the final plat is reviewed.

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Rose stated the utility and drainage plans had been delivered to PEC, unfortunately they were submitted to the wrong person and not Haysville's City Engineer. There was a discussion on the minimum lot width requirements. Millspaugh stated that there had been several discussions in the past to remove that section. Wethington asked what Reserve B was. Rose states it was a detention pond. There was a discussion on the wetland requirements. The Commission asked Millspaugh to get a copy of Sedgwick County's regulations on the cul-de-sac length.

Motion by Schneiter

Second by Kanaga

To approve the preliminary plat of Country Lakes 2nd Addition with the conditions requested by the reviewing agencies.

Dickerson yea, Kanaga yea, Kiefer yea, Lippoldt yea, Schneiter yea, Wethington yea

Motion carried

Under Old Business members considered Floodplain Management Regulations. There was a discussion on the requirement in several sections for the "lowest floor" of a structure to be located one foot above the base flood elevation. Members of the Commission stated they would like that to be "lowest opening" and to strike out the phrase "including basement." Millspaugh state the Regulations would have to meet the NFIP (National Flood Insurance Program) minimum standards and she believed the standards stated "lowest floor." Schneiter stated he would like an answer on that prior to any action taken on the Regulations. Wethington state he would like to add the "Agricultural Structures" section. There was a discussion on the utilities located in a floodplain.

Motion by Wethington

Second by Schneiter

To table

Dickerson yea, Kanaga yea, Kiefer yea, Lippoldt yea, Schneiter yea, Wethington yea

Motion carried

Also under Old Business members considered revisions to the Subdivision Regulations. Member discussed looking at the cul-de-sac length section. There was a discussion on the minimum lot width requirement. Millspaugh stated she had been looking at an old copy earlier in the meeting and the current copy does not have that section.

Motion by Wethington

Second by Kanaga

To approve the Subdivision Regulation revisions

Millspaugh stated a public hearing had to be held prior to adopting the revisions and the Commission would not be able to conduct a hearing until after the first of the year.

Wethington withdrew his motion.

Motion by Wethington

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Second by Schneiter

To table to the next meeting with a copy of the regulations including the changes that have been discussed.

Dickerson yea, Kanaga yea, Kiefer yea, Lippoldt yea, Schneiter yea, Wethington yea

Motion carried

There was no Correspondence.

Under Off Agenda Wethington asked about the notification requirements. Millspaugh stated she had been on vacation and had not gathered the information that had been requested by the Commission.

Motion by Wethington

Second by Schneiter

To adjourn

Dickerson yea, Kanaga yea, Kiefer yea, Lippoldt yea, Schneiter yea, Wethington yea

Motion carried

The meeting of the Haysville Planning Commission adjourned at 8:21 p.m.