

**Haysville Planning Commission**  
**Minutes**  
**April 26, 2012**

Those members present were: Tim Aziere, Bob Conger, Michael Dunn, Janet Parton, Katie Roggenbaum, Don Schneiter, and Bob Wethington.

Chairperson Aziere 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.

Aziere presented for approval the minutes of April 12, 2012.

Motion by Wethington

Second by Dunn

I move we approve the minutes as mailed.

Aziere yea, Conger yea, Dunn yea, Parton yea, Roggenbaum yea, Schneiter yea, and Wethington yea.

Motion declared carried.

Under New Business Aziere announced a Discussion of Carports.

Morgan stated there had been some discussions regarding the allowance of carports in the "A" Single Family zoning and asked the Commission for their input on whether to change regulation to allow for the possibility of carports in the front setback. Schneiter stated some of the older neighborhoods had smaller side yards and could not meet the side yard setbacks. Schneiter said all of the newer neighborhoods should have protective covenants prohibiting the carports and this would limit it to the older neighborhoods. Schneiter advised they had made exceptions for porches to project into the setback as long as they were unenclosed. Schneiter stated visibility was not an issue because there were already trees in the easements or motor homes taking up the drive-way. Aziere asked how far he was proposing to go into the setback. Schneiter stated most of the homes had a 25' or 30' building setback and said if the encroachment was set to 20' you would still have room to the property line. Dunn stated he understood the need in the older neighborhoods but was concerned about allowing it in all neighborhoods. Schneiter stated that is where you rely on the covenants. Morgan advised the Commission that many new subdivisions do not have covenants such as Old Oaks Estates and said that covenants only run for a certain period of time and require renewal. Roggenbaum stated the Suncrest 2<sup>nd</sup> Addition did not have covenants either. Schneiter asked Wethington if covenants ran with the life of the property. Wethington stated they did have to be renewed but that some of them renew automatically. Schneiter stated they could write it into the regulation allowing for just certain areas. Morgan stated that was getting into scenarios such as protective overlays and that would require notification areas and hearings and would be extremely costly. Roggenbaum asked how many requests actually happen. Morgan stated she receives on average, ten a year and they are usually in the older neighborhoods where people have converted their garages into additional living space. Morgan stated in the new neighborhoods she typically sees people wanting to build new garages or expand existing garages and having issues with side setback. Morgan said that could be contributed to the required lot width or simply the size of the house built on the lot. Roggenbaum stated she was concerned with changing the ordinance and upsetting a lot of citizens. Roggenbaum said it is something they could maybe look at on a case by case basis. Morgan advised there is a variance process that they can apply for but typically they don't meet the strict criteria set for granting a variance. Schneiter stated they don't typically meet criteria

and it is an expensive process. Aziere stated he believed the setbacks were there to protect the look and feel of the neighborhood and he would be hesitant to allow anything to be built in the front setback. Conger stated the idea behind the regulation is uniformity. Schneiter asked if the City has done surveys to get response. Morgan stated no. Schneiter suggested gauging interest of the public by putting a question on the back of the water bill.

Motion by Schneiter

Second by Parton

I would move we proceed with investigating changing the ordinance to put carports in the building setback.

Aziere nay, Conger nay, Dunn nay, Parton yea, Roggenbaum nay, Schneiter yea, and Wethington yea.

Motion declared failed.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

There were no Committee Updates.

Aziere asked for any Off Agenda items.

Morgan stated the Metropolitan Area Planning Commission was holding a workshop to discuss the Zoning Area of Influence each city has in Sedgwick County. Morgan said it was generated from ‘white papers’ submitted by Mitch Mitchell, making a case to reduce cities’ area of influence and to not adopt the Sedgwick County Quad City Joint Area Plan. Morgan stated City Managers, Elected Officials, and local Planning Commissions are encouraged to attend the meeting in support of not reducing these areas. Morgan said the meeting would be held on May 3<sup>rd</sup> at 1:30 p.m. at Wichita City Hall on the 10<sup>th</sup> Floor. Morgan reminded the Commission these areas allow the Haysville Planning Commission to make recommendations on cases outside of the city limits.

Aziere asked for a motion for Adjournment.

Motion by Wethington

Second by Roggenbaum

To adjourn.

Aziere yea, Conger yea, Dunn yea, Parton yea, Roggenbaum yea, Schneiter yea, and Wethington yea.

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:26 p.m.