

Haysville Planning Commission
Minutes
May 10, 2012

Those members present were: Tim Aziere, Michael Dunn, Don Schneider, and Bob Wethington.

Chairperson Aziere called the Haysville Planning Commission Meeting to order at 7:01 p.m. in the Council Chambers of the Haysville Municipal Building, 200 West Grand Avenue.

Aziere presented for approval the minutes of April 26, 2012.

Motion by Dunn

Second by Wethington

I move we approve the minutes as mailed.

Aziere yea, Dunn yea, Schneider yea, and Wethington yea.

Motion declared carried.

Under New Business Aziere announced a Discussion of Subdivision Regulation Changes.

Aziere asked about access compliance and wondered if the access section should define the Broadway Corridor Plan area. Morgan explained the plan recommendations were KDOT standards and that the standard would pertain to all of Broadway since it was a KDOT highway.

Schneider stated he would like to see changes to the easement requirements of the regulations and would like rear easements to be labeled as drainage and utility easements on the plats. Schneider said this would help alleviate issues with property owners filling the area and causing other properties to take on the water. Morgan stated she could add that.

Aziere asked about the changes to right-of-way and required roadway widths. Morgan stated the regulation in question was mirrored to the Sedgwick County standards and said she didn't believe that requirement had been changed. Aziere asked about the intersection requirements when a section line road intersects with section line roads. Morgan stated she could change it to that wording. Aziere asked if there were any local arterials that weren't section line roads. Morgan said South Main Street would be a good example where there have been discussions about keeping the street minimal due to the Historic District. Morgan stated regulation was added to help distinguish between streets within the city limits and streets in the unincorporated area. Morgan stated she had tried to clarify recent right-of-way issues so that the Planning Commission would not have to interpret the code and said the statement allowing them to increase or decrease required right-of-way was still in the regulation. There was discussion over the difference between requiring right-of-way from centerline or from section line. It was decided to remain with centerline since many streets in Haysville curve and may not be found along a section line road.

Wethington mentioned the Quad City Plan was recommending slab-on-grade structures due to the water issues in the plan area. Wethington stated they should be encouraging structural reinforcement or safe rooms for those required to build slab-on-grade. Schneider asked if it could be incorporated in the Home Owners' Association for new development. It was agreed the Planning Commission did not feel comfortable requiring it but would like some wording in the regulation to recommend safe rooms or shelters for slab-on-grade development. There was discussion on current floodplain regulations and high water table issues in the plan area. Morgan

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stated she could incorporate a recommendation into the regulations and she would email the wording before printing the public hearing notice.

Motion by Dunn

Second by Schneider

I would move we set this for public hearing on June 14, 2012.

Aziere yea, Dunn yea, Schneider yea, and Wethington yea.

Motion declared carried.

Aziere presented a Discussion of Comprehensive Plan Changes.

Morgan stated the additions were in italics and the deletions in strike-through. Morgan stated there were still areas she was discussing with other members of staff but also wanted to get input from the Planning Commission. Schneider asked if the South Broadway Corridor Plan would be incorporated into the Comprehensive Plan. Morgan stated she had added it, being incorporated by reference. Morgan said it was also listed in the Goals & Objectives section and the Land Use Map would be updated to reflect the land use suggestions. Morgan stated the regulations of the Broadway plan would be handled through a zoning overlay. Schneider stated the land use map needed to be changed to reflect the Broadway Plan since some areas were currently designated as industrial and may be different now. Morgan stated the land use map will be updated. Schneider asked about the changes they had done to zoning while the Broadway Plan was being completed. Morgan stated those uses will be incorporated back in, where appropriate, now that the plan has been finished. There was a discussion about how the overlay process will work. Schneider suggesting having the overlay apply only once the property requests a zone change. Morgan stated staff was comfortable with the proposed approach and said the plan could not effectively be implemented one parcel at a time. Morgan stated the plan would be back at the next meeting.

Aziere presented a Review of Comprehensive Park Plan.

Morgan stated as a component of the Comprehensive Plan the Park Plan was being updated. Morgan advised there were no financial additions to the plan but rather the plan was updated to reflect improvements that had already happened and were no longer necessary to list. Morgan stated there was one section where the Park Board was proposing to remove an additional volleyball court at the Fred Cohlma Park and asked the Commission if they were comfortable removing that. There was consensus to remove the additional volleyball court since that was the Park Board's recommendation. Schneider stated the drives into the pool were terrible and the City should be held to the same standards as other businesses.

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 gave an update on the Metropolitan Area Planning Commission Workshop regarding the areas of influence. Morgan also advised the Planning Commission they had recently lost three

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members and if they knew of anyone interested in the vacant Wards, to please provide her with the information.

Aziere asked for a motion for Adjournment.

Motion by Dunn

Second by Wethington

To adjourn.

Aziere yea, Dunn yea, Schneiter yea, and Wethington yea.

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 8:02 p.m.