

Haysville Planning Commission
Minutes
June 14, 2012

Those members present were: Tim Aziere, Bob Conger, Janet Parton, Katie Roggenbaum, Don Schneider, 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 May 10, 2012.

Motion by Wethington

Second by Parton

I move we approve the minutes as mailed.

Aziere yea, Parton yea, Schneider yea, and Wethington yea.

Conger and Roggenbaum abstained.

Motion declared carried.

Under New Business Aziere announced a Public Hearing for Subdivision Regulation Changes.

Aziere formally opened the public hearing and asked for staff to report on the item. Morgan stated she had made changes to incorporate comments on tornado precautions in regards to slab-on-grade construction and the labeling of rear utility and drainage easements. The changes were made before announcement of the public hearing and public viewing and there had been no other comments received.

Schneider asked if centerline or section line right-of-way requirements were consistent with Sedgwick County. Morgan stated they were. Conger asked about the tornado strap recommendation. Morgan stated she had spoken with the City Attorney and she had no issue with a recommendation and restated it was not a requirement.

Aziere closed the public comment and asked for any Commission comments or motions.

Motion by Roggenbaum

Second by Wethington

I make a motion that we would recommend approval of the Subdivision Regulations.

Aziere yea, Conger yea, Parton yea, Roggenbaum yea, Schneider yea, and Wethington yea.

Motion declared carried.

Aziere declared a conflict of interest and stepped down from the bench at 7:05 p.m.

Vice-Chairperson Parton announced a Consideration of Vacation Request for Access Control – Lot 2, Blk A, Main Street Place 2nd Addition (334 N. Main Street).

Kris Rose, Baughman Company, stated the applicant was asking for a vacation of complete access control to allow for the exit of the fire trucks. Rose explained the typical entrance and exit procedures from the property by fire station employees.

Motion by Conger

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Second by Wethington

To recommend approval of the request to vacate a portion of complete access control on Lot 2, Block A, Main Street Place 2nd Addition.

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

Motion declared carried.

Aziere returned to the bench at 7:07 p.m. and presented a Review of Comprehensive Plan Updates and Establish Public Hearing Date.

Morgan stated she had made some additional updates to the Comprehensive Plan changes and was asking for a motion to set a public hearing date. Conger had questions about removing the anticipated growth rate established by the City. Morgan stated the document would be relying on the Metropolitan Area Planning Department's anticipated 2035 growth rate. Morgan explained how the City originally came up with an increased growth rate based on anticipated in-fill from annexation and stated there were currently no identified areas anticipated to be annexed. Schneiter had a question about a paragraph he felt was no longer necessary. Morgan stated she had already deleted it with the additional updates.

Motion by Wethington

Second by Parton

I'd move that we establish July 26, 2012 as the public hearing date for the Comprehensive Plan.

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

Motion declared carried.

Aziere presented a Review of Comprehensive Park Plan Updates and Establish Public Hearing Date.

Morgan stated she had provided them with the Comprehensive Park Plan and was asking for a motion to set a public hearing date.

Motion by Parton

Second by Roggenbaum

I'd move that we establish July 26, 2012 as the public hearing date for the Comprehensive Park Plan.

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

Motion declared carried.

Aziere presented a Review of Zoning Regulation Changes and Establish Public Hearing Date.

Morgan stated she had provided the Planning Commission with Zoning Regulation changes which included the addition of a new Broadway Corridor Overlay District and three subdistricts within it to accommodate residential, commercial, and industrial properties. Morgan said she felt this helped to implement regulations in the corridor while accommodating the different uses along Broadway. Parton asked if the zoning regulation update should be postponed to include the Meridian Corridor Plan recommendations. Morgan explained it could be another year before those recommendations would be ready for incorporation.

Motion by Parton

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Second by Conger

I would make a motion to establish a public hearing for the Zoning Regulations on July 26, 2012. Aziere yea, Conger yea, Parton yea, Roggenbaum yea, Schneiter yea, and Wethington yea. Motion declared carried.

Aziere presented for discussion Committee Appointments for Historic Committee, Haysville Forward Inc., and Community Parks & Forestry Board (unofficial).

Morgan stated with the resignation of Pam Grether there was an open position on the Historic Committee for the Planning Commission representative. Morgan stated it could be time that all the representation was reviewed. Conger stated he was interested in Haysville Forward Inc. It was decided that Conger would be the Haysville Forward, Inc. representative, Roggenbaum would be the Historic Committee representative, and Wethington volunteered to attend Community Parks & Forestry Board meetings.

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 Community Parks & Forestry Board was looking for nominations on the Citizen of the Year award. Morgan stated nominations could be emailed to Kelsey Blue at the Haysville Activity Center.

Aziere asked for a motion for Adjournment.

Motion by Conger

Second by Roggenbaum

To adjourn.

Aziere yea, Conger yea, Parton yea, Roggenbaum yea, Schneiter yea, and Wethington yea. Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:20 p.m.