

Haysville Planning Commission
Minutes
July 12, 2012

Those members present were: Michael Dunn, Janet Parton, Don Schneider, Devin Street, and Bob Wethington.

Vice-Chairperson Parton 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.

Parton presented for approval the minutes of June 28, 2012.

Motion by Dunn

Second by Wethington

I move we approve the minutes as sent.

Dunn yea, Parton yea, Schneider yea, Street yea, and Wethington yea.

Motion declared carried.

Under New Business Parton announced a Public Hearing – Zone Change from “A” Single Family and “D” Light Commercial to “E” Heavy Commercial (6441 S. Broadway). Parton read from the public hearing script and formally opened the hearing.

Morgan stated the property was one large lot with split zoning and said the applicant was wishing to change the zoning for the entire lot. Morgan stated the property currently held Keiter Nursery and an auction business and said there was vacant land available for future development. Morgan said the adjacent property zoning and existing utilities were listed on the staff report provided and advised the change was consistent with the current land use map and the South Broadway Corridor Plan. Morgan stated one concern had been with the heavy commercial use adjacent to the residential area along Sunnyside. Morgan advised the Commission that they would be receiving a plat for this property which provided a 30’ landscaped reserve to provide a buffer between the two uses.

Mark Savoy, 433 S. Hydraulic, stated he was the agent for the applicant and they were requesting the zone change to bring the property into compliance. Street asked if the noise level would increase. Savoy stated he did not believe so. Schneider asked if Sunnyside would remain a half street. Savoy stated it would.

Larry Caswell, 6511 Sunnyside, asked if they would be putting trees in an open area located along Sunnyside. Savoy stated there were no plans at this time to plant additional trees and said the existing trees would remain.

Schneider asked if the nursery complied with the zoning. Morgan stated the nursery was currently zoned correctly but did not meet building permit requirements. Morgan said the auction house was not in compliance and stated the new zoning would bring it into compliance.

Motion by Schneider

Second by Wethington

Motion to approve the request to rezone the lot commonly known as 6441 S. Broadway from “A” Single Family and “D” Light Commercial to “E” Heavy Commercial.

Dunn yea, Parton yea, Schneider yea, Street yea, and Wethington yea.

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Motion declared carried.

Parton presented a Consideration of Vacation Request of Drainage and Utility Easement – 556 Caleb.

Morgan stated the applicant was requesting the interior 10' of the easement be vacated to allow for the installation of a pool. Morgan stated the pool projected into the easement 6' and the applicant would be open to a reduction in the amount requested to be vacated. Morgan said they had a site plan before them and stated none of the utility companies had responded yet. Morgan advised them the utility locates showed all utilities to be located in the rear 10' of the easement.

Motion by Wethington

Second by Schneiter

To recommend approval of the request to vacate 10' of the platted drainage and utility easement.

Dunn yea, Parton yea, Schneiter yea, Street yea, and Wethington yea.

Motion declared carried.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

There were no Committee Updates.

Under Off Agenda Items, Morgan stated Bob Conger had resigned from the Planning Commission and said someone would be needed as the Haysville Forward, Inc. representative. Schneiter volunteered.

Parton asked for a motion for Adjournment.

Motion by Wethington

Second by Schneiter

To adjourn.

Dunn yea, Parton yea, Schneiter yea, Street yea, and Wethington yea.

Motion declared carried.

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