

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

Those members present were: Tim Aziere, Michael Dunn, Katie Roggenbaum, Don Schneider, Devin Street, 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 July 12, 2012.

Motion by Dunn

Second by Schneider

I move we approve the minutes as presented.

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

Aziere and Roggenbaum abstained.

Motion declared carried.

Under Special Order of Business Aziere presented a Consideration of MAPD Case – VAC2012-00026.

Morgan stated MAPD Staff was not present but said she would present the case as best as possible. Morgan stated the Board of County Commission District should have said District 2 on the staff report. Morgan said the applicant was requesting to vacate an easement dedicated by separate instrument due to additional drainage work being done with the street. Morgan stated the MAPC Subdivision Committee was recommending approval.

Motion by Wethington

Second by Dunn

Motion to recommend approval of the vacation.

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

Motion declared carried.

Under New Business Aziere presented a Consideration of Amos Addition Plat – One Step.

Morgan stated they had before them the preliminary and final plats for the Amos Addition Plat. Morgan stated Haysville Water and Wastewater had no additional requests and all of the City Engineer's comments had been incorporated into the plat they received. Morgan said Sedgwick County had requested a 30' right-of-way be platted along Sunnyside but reminded the Commission that the property was located within Haysville city limits. Aziere asked why staff felt the right-of-way was not needed. Morgan said they were trying to create a buffer between the commercial use and residential use by platting a reserve that is to be maintained with landscaping, enforcing complete access control on the back side of the property to prevent commercial traffic along Sunnyside, and preventing any possible expenses, associated with road improvements, to existing homeowners. Aziere stated there is no intent to ever widen Sunnyside. Wethington stated that was incorrect and said there was no intent at this time. Schneider stated there was some logic to not platting the other half of the street and said things would be different if the property were to develop with single family homes. Morgan stated it was ultimately the Planning Commission's decision and said they could make changes to the

plat. Wethington stated he would just like the minutes to reflect the factors used in determining not to plat the other half of the street.

Mark Savoy, 443 S. Hydraulic, stated he would be willing to add the street dedication if necessary. Savoy reminded the Planning Commission that the one resident that was present at the zone change hearing was very happy that things were being kept as is, without any improvements. Schneider asked about utilities. Savoy stated he believed they would be using a septic system for the time being. Schneider asked about water and Savoy was uncertain.

Motion by Schneider

Second by Wethington

Motion to approve the plat for the Amos Addition to Haysville, Sedgwick County, Kansas.

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

Motion declared carried.

Aziere presented a Public Hearing – Zoning Regulation Changes.

Aziere read from the public hearing script and formally opened the public hearing. Aziere asked for staff presentation.

Morgan stated the Planning Commission had been given a copy of the proposed changes and said they had received a definition for *Storage, Refuse Containers and Equipment*. Morgan asked that their motion include adding the definition as well as adding it as a conditional use in “E” Heavy Commercial and an allowable use in “F” Light Industrial. Morgan explained the Board of Zoning Appeals had met and made those determinations. Morgan stated the other item in which she needed their direction was in determining the allowable amount of square footage for small scale grocery stores allowable in the Broadway Corridor Overlay for Residential (BC-O/R).

Schneider asked what the square footage was at the Learning Center. Morgan stated she was uncertain but stated for a point of reference, Homeland was approximately 60,000 sq/ft. There was much discussion over the various sizes and square footage of businesses such as Kwik Shop, Bingo Royale, Learning Center, and Walmart Neighborhood Market. Aziere asked what would happen if they exceeded a square footage set. Morgan stated they could apply for a variance. Schneider asked about using a conditional use process and asked if this was part of the overlay. Morgan stated it was and said it would be part of a site-plan review.

Schneider asked if the square footage could be determined by plan review. Morgan stated she could. Schneider asked if the Planning Commission would be looking at the site-plan. Morgan said they would not. Schneider asked who on staff would be looking at it. Morgan stated it would be a compilation of staff such as the Chief Administrative Officer, Planning/Zoning Coordinator, and Public Works Director. Schneider asked why the Planning Commission was not involved. Morgan stated the site-plan review process was similar to Sedgwick County’s and said this would help reduce time needed for approval. Schneider stated they were always involved in zone changes. Morgan stated their input was in setting the guidelines in the zoning regulations which were before them for recommendation. Morgan advised them that more than just new development was subject to review. Morgan stated the process would function similarly to building permit issuance and said it would be an overwhelming task for the Planning

Commission. Roggenbaum stated it would be viewed as an overwhelming process and no one would want to develop it. Schneider stated most reviews were 6 weeks and there would be plenty of time for Planning Commission to review it and said it bothered him that staff would be responsible for the approval. Roggenbaum stated getting them on the agenda could lengthen the whole process by a month. Schneider stated the whole idea was to maintain the integrity of the corridor. Roggenbaum stated they would have their input with the zoning regulations. Schneider stated the corridor would need more site specific approvals in the corridor. Morgan said she felt like that would be accomplished by establishing plan review with staff. Schneider stated they should create a subcommittee to be involved in the site-plan review. Morgan asked that they extend the review period if that was the direction they wanted to go. Morgan stated she had only allowed for a two week review period. Schneider stated two weeks was plenty of time for the subcommittee to meet and didn't feel the time needed to be extended for staff since Morgan had not stated who would be involved in the review.

Motion by Schneider

Second by Wethington

To establish a two member subcommittee to handle the site-plan review for the Broadway Corridor Overlay District.

Aziere nay, Dunn nay, Roggenbaum nay, Schneider yea, Street nay, and Wethington yea.

Motion declared failed.

Aziere asked how Planning would like to proceed on the square footage. Street stated 16,000 – 19,000 sq/ft was average and said the Walmart Neighborhood Centers were approximately 40,000 sq/ft. It was decided the intent was not to allow the small scale Walmarts. Street stated Haysville may not have enough people to attract a Walmart. Aziere stated they needed to plan for when the city would have enough people. Roggenbaum stated Augusta had a large scale Walmart. Street stated 30,000 sq/ft seemed appropriate and there was a general consensus.

Motion by Schneider

Second by Dunn

I'd move that we recommend to Council the changes to the zoning ordinance, including the additional definition with allowable usage and determining the square footage of grocery stores in the BC-O/R to 30,000 square feet.

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

Motion declared carried.

Aziere presented a Public Hearing – Comprehensive Plan.

Aziere read from the public hearing script and formally opened the public hearing. Aziere asked for staff presentation. Morgan stated there were no additional changes to the plan since it had last been discussed.

Motion by Wethington

Second by Roggenbaum

I would move we recommend to Council, approval of the Comprehensive Plan.

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

Motion declared carried.

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Aziere presented a Public Hearing – Comprehensive Park Plan.

Aziere read from the public hearing script and formally opened the public hearing. Aziere asked for staff presentation. Morgan stated she had received correspondence from the Recreation Director in regards to the volleyball courts at the Fred Cohlma Park. Morgan stated there was a misunderstanding and the Community Parks and Forestry Board requested the additional volleyball court remain in the plan.

Motion by Dunn

Second by Roggenbaum

I would move that we recommend approval of the Comprehensive Park Plan including the second volleyball court.

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

Motion declared carried.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

Under Committee Updates Roggenbaum reminded everyone of the Hometown Market every Saturday from 8:00 – 11:00 a.m. Dunn reminded everyone of the City-Wide Garage Sale on August 11th and 12th. Morgan reminded everyone of the National Night Out event on August 7th.

There was nothing under Off Agenda.

Aziere asked for a motion for Adjournment.

Motion by Dunn

Second by Wethington

To adjourn.

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

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:46 p.m.