

Haysville Planning Commission
Minutes
September 27, 2012

Those members present were: Tim Aziere, Janet Parton, Katie Roggenbaum, Don Schneider, Devin Street, 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 July 26, 2012.

Motion by Wethington

Second by Roggenbaum

I move we approve the minutes as presented.

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

Motion declared carried.

Under Special Order of Business Aziere presented a Consideration of MAPD Case – CON2012-41 (7415 S. Grove).

Jess McNeely, Metropolitan Area Planning Department, gave an overview of the case history and stated the conditional use permit (CUP) was allowable under their current residential zoning and would be consistent with Haysville's most likely zoning district for the property if annexed. McNeely stated the staff report showed a site plan for future development associated with the kennel. McNeely stated the animals would be boarded indoors but may be taken outdoor for periods with employee supervision. McNeely said staff was recommending approval of the CUP with the conditions listed.

Roggenbaum stated there was a clerical error on the number of animals allowed. McNeely stated that would be corrected. Schneider asked about property owners making changes. McNeely stated that would require an amendment. Parton asked why they had not required platting for the property. McNeely explained they could begin operations without platting but would need to plat once they wanted to construct one of the buildings. McNeely did not want to prohibit their business from beginning operations based on platting.

Vern Lippoldt, 230 S. Wayne, stated he had been working with the applicants to replace the septic system and said they were outstanding to work with and kept their word.

Motion by Wethington

Second by Schneider

Motion to recommend approval of the conditional use permit with the conditions established by staff and correcting the clerical error.

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

Motion declared carried.

Aziere stepped down from the bench at 7:13 p.m.

Under New Business Vice-Chairperson Parton announced a Presentation of South Meridian Corridor Plan.

Russ Ewy, Baughman Company, gave an overview of the draft South Meridian Corridor Plan. Ewy explained existing conditions and stated 70% of the land is undeveloped. With that, the plan made an assumption of a potential land use scenario based off of public input which impacted the recommended traffic improvements. Ewy explained the different recommendations for each of the three sections in the corridor. Ewy stated many of the improvements in the south sections of the corridor could not occur until D-21 improvements were completed. Ewy explained there was great detail about access management techniques and the need for an expanded policy to be created to regulate access in the corridor.

Wethington stated there was a reference to annual cargo tonnage and stated that number must be incorrect. Ewy stated he acquired the information from KDOT and said he would verify that number. Wethington said he noticed the travel speeds were significantly above the posted speed limit. Wethington asked if there was a recommendation on speed for the corridor. Ewy stated many of the speed limits were based on statute. Wethington stated you could see a 15-20% decrease in fatalities if speed limits were set at the 85th percentile speed. Aziere stated County standards for a curbed street is 40 mph. Aziere stated the travel speeds are high because there are very few access points along the corridor. Aziere stated as people turn into and turn on from the access points, this will reduce speeds since vehicles will have to slow down for turning or entrance.

Motion by Roggenbaum

Second by Street

I would move that we recommend approval of the South Meridian Corridor Plan.

Parton yea, Roggenbaum yea, Schneiter yea, Street yea, and Wethington nay.

Motion declared carried.

Aziere presented an Election of Officers

Motion by Wethington

Second by Schneiter

To re-elect the same officers (Chairperson Aziere, Vice-Chairperson Parton, Secretary Morgan).

Aziere yea, Parton yea, Roggenbaum nay, Schneiter yea, Street nay, and Wethington yea.

Motion declared carried.

Aziere returned to the bench at 7:43 p.m.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

Under Committee Updates Parton stated the Fall Festival would be held on October 19-21st.

Wethington stated the Park Board had spent a considerable amount of money on irrigation systems to keep things alive.

Planning Commission – September 27, 2012

Page 3

Under Off Agenda, Morgan stated Dunn had resigned from the Planning Commission and said that totaled five vacancies on the Commission. Morgan urged the Commissioners to recommend people who may be interested in volunteering for Planning Commission.

Aziere asked for a motion for Adjournment.

Motion by Schneider

Second by Parton

To adjourn.

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

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:47 p.m.