

**Haysville Planning Commission
Minutes
October 25, 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 September 27, 2012.

Motion by Wethington

Second by Parton

I move to approve the minutes as mailed.

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

Motion declared carried.

Aziere presented a Public Hearing – Zone Change Request from “D & P-O” to “D” (Lot 1, 2, and 3, Block A, Peachwood 8th Addition and Lot 1, Block B, Peachwood 5th Addition).

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

Will Black presented the request of the zone change, stating the building in question would like to open a daycare. Black advised they had received no correspondence from anyone.

Wethington asked if the request was to drop the protective overlay as well. Black advised yes. Schneider asked if amending the protective overlay would be possible. Roggenbaum stated a daycare would not be allowed with the protective overlay. There was discussion about possibly adding a bank with a drive through in the vacant lot. Shelly Palmer advised there are not any definite buyers for the lot, but by taking the overlay off of that area, it could open it up for businesses such as banks. Roggenbaum stated the overlay could not be amended for theoretical businesses. Schneider stated by taking away the overlay, it would change the rules that were established years ago when they were added. Carol Neugent advised the overlays in question were some of the first the City had done, and the more recent ones done have included things that the City does not want to see, rather than a list of things that can go in those areas. Neugent stated by changing the way the overlays are worded now, it gives the Planning Commission more flexibility as ordinances change. Schneider stated when the issue first came up with the existing overlay; there were many homeowners that were worried about protecting their property. Schneider advised they put regulations on that area because homeowners were worried about what would happen, and since they had done that, the area has stayed empty. Schneider stated maybe it was time for changes to see what happens. Neugent advised that notices had gone out and no communication was received back. Neugent stated maybe people are more comfortable with light commercial now. Parton stated that if the overlay was thrown out, the lighting, signs, and fencing would be thrown out too. Schneider asked for clarification from Neugent on how overlays were done now. Neugent stated before they would make a list of usages, and now they make a list of what they do not want to see in those areas. Schneider stated his issues were with landscaping, lighting, hours of operation, and other items like that. Schneider asked about the protective overlay that would go in for the Meridian Corridor. Neugent stated that protective

overlay would cover the property in question as well. There was discussion about including an ATM drive through.

Motion by Wethington

Second by Roggenbaum

I agree to eliminate the overlay and so I would move for approval of the request.

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

Motion declared carried.

Parton asked if the protective overlay could be amended. Roggenbaum stated the issue with the bank would be that it is just a proposed idea right now and would be restricted because they want a drive through that is not permitted with the existing overlay. Aziere stated there was a motion and second to change the zoning to light commercial.

Aziere closed the Public Hearing.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

Under Committee Updates Wethington stated the Park Board had okayed a disc golf course beginning in the Old Oaks area. Wethington also stated they had put plastic tubing in to hold the wood chips around the swings and it looked very good.

There was nothing under Off Agenda.

Aziere asked for a motion for Adjournment.

Motion by Parton

Second by Roggenbaum

I motion to adjourn.

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

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:24 p.m.