

**Haysville Planning Commission**  
**Minutes**  
**March 14, 2013**

Those members present were: Tim Aziere, Deb Coleman, Janet Parton, 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 February 14, 2013.

Motion by Schneider

Second by Parton

I move to approve the minutes as presented.

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

Motion declared carried.

Aziere presented a Discussion of the Historic District.

Morgan gave an overview of the Historic Committee functions, including application and design reviews to determine historic preservation and safeguard architectural heritage. Morgan stated staff will be reviewing the bylaws and regulations of the Historic Committee and will eventually determine the future function of the committee. Morgan said the Historic Committee will be allowed to continue in their same capacity while the review is being done. Morgan stated the Community Building was designed and built to standards determined by the Historic Committee in 2000 and any future issues or concerns could be submitted to city staff via the website. Morgan explained in 2000 the City Council approved to make the Historic District a park in the park system and said staff is also reviewing the function of the Park Board in the Historic District.

Schneider stated he hoped the Park Board would realize this is part of the park system and begin to spend some money in the district, knowing that there are things needing to be maintained. Schneider explained firework permits and a percentage of the building permit fees were set aside for the parks. Schneider said the buildings and the district should like nice for the visitors utilizing the Community Building and the district.

Aziere asked if staff was determining if Historic Committee or Park Board would be in charge of the district and upkeep. Morgan stated staff was reviewing the responsibilities of historic, park, and staff in regards to the district. Morgan stated the Historic Committee was created to assist with the planning and zoning of the district in regards to the protective overlay and the design criteria being used for historical appropriateness. Aziere stated he had an issue with this and explained that Historic Committee has to report to Planning Commission but would now have to report to Park Board as well. Morgan stated recreational type activities could become the responsibility of the Park Board and said events could become the responsibility of staff – or a combination of historic, park, and staff. Morgan stated the issues are still being determined.

Coleman read from ordinance 691, stating the Historic Committee was created as a subcommittee of Planning Commission. Morgan stated was correct and Planning Commission was responsible for issues of zoning, land use, development and other similar things and not necessarily community

events. Aziere asked where the Community Building rental fees and park shelter rental fees were going. Morgan said she believed they were going into the general fund. Schneiter stated there is a need for a committee to make sure the district remains viable. Roggenbaum stated the district could be maintained by a combination of the Historic Committee and the Park Board. Coleman stated the Historic Committee does not have the finances to complete improvements found in their master plan. Coleman said the committee would be open to working with the Park Board if it opened funding for the district. Coleman stated they have to beg for maintenance to be done in the district. Aziere asked where the proceeds from Village Christmas, Springnigans, and other events in the district goes. Coleman stated the city often asks for the money to pay for Christmas lights and other purchases in the district. Schneiter inquired about this. Coleman stated the city had asked the Historic Committee to pay for a concrete pad to be poured for the dumpster at the Community Building. Coleman said they voted against it because they only use the building for events and they don't receive money from the rental fees even though it is located in the district. Coleman stated the committee had been offered the 'blue house' but then it was rented to a family and historic receives no compensation from it. Aziere said he was concerned the committee wouldn't have any funds for maintenance or other things they would want to do in the district if they combined with the Park Board. Aziere was concerned the money would be added to larger funds and not be accessible by the committee. Morgan stated she did not believe there would be a combination of the two committees.

There was discussion over future improvements in the district and the need to complete elements of the Historic District Master Plan. There was also a discussion about possible grants and whether there was staff that could write grants for the Historic Committee. Morgan stated she was a grant writer for the city but said they should consult with Kelsey Blue first. Morgan said she would gladly help Blue if she required assistance.

Schneiter asked if Planning Commission would be able to give some input on how things are played out. Parton stated this ultimately resulted from inquiring about who is responsible for maintenance of the Community Building and said they still didn't have a clear answer. Morgan stated it was still uncertain to her but reminded them if they have issues to report them on the form found on the website.

Aziere presented a Discussion of Land Use Map.

Morgan stated the land use map was last updated to incorporate the Broadway Corridor Overlay. Morgan said it was time for the annual review of the map and stated there was no action needed at this time but rather input for interest in making changes. Morgan said they could review the Broadway Corridor Plan, the Meridian Corridor Plan, or any other areas that may need change. Aziere clarified that the land use map incorporated the Broadway plan but not the Meridian plan. Morgan stated that was correct and explained the different components of each plan and why the Meridian plan did not include a recommended land use plan for the corridor. It was decided to discuss the land use map in a workshop and to evaluate Broadway but not Meridian. Morgan stated the Planning Commission needed to be proactive about locating preferred uses rather than being reactive and changing the map as development occurs. Schneiter asked if the boundaries had been changed to reflect annexations. Morgan stated the Metropolitan Area Planning Commission determined these areas of influence and the boundaries do not change with annexations. Schneiter asked for smaller maps as well so they can each have a map. Morgan stated she could provide those.

Aziere presented a Consideration of Haysville Forward Inc. Involvement.

Morgan stated there had been some recent events at HFI and said it was discussed at the last Council Meeting that Mayor Hampton and Chief Administrative Officer Will Black would no longer be attending the meetings. Morgan said the city's secretary would still be providing minutes and HFI could still use the city's facilities if they wish. Morgan explained there had been discussions about whether the Planning Commission designee would continue to participate based on the resignation of staff. Morgan stated she needed direction from the Commission on whether they would want to continue to have Don Schneiter attend HFI as the Planning Commission designee. Schneiter stated his opinions of the committee and bylaws. Schneiter explained why it was important for there to be planning perspective on the HFI. Schneiter said he would like to continue to attend meetings. Planning Commission took unofficial action to have Schneiter continue to go.

There was nothing under Old Business.

There was no Correspondence or Informational Reading.

Under Committee Updates Wethington stated the batting cages at Plagens-Carpenter should be done by now. Aziere asked if park had any discussion about historic. Wethington stated the Park Board was aware of the situation and said they weren't sure where they fit in and were waiting to hear what decision was made in regards to the Historic Committee.

Aziere asked for any Off Agenda items.

Schneiter stated he would like to have a workshop with Council, Planning, Historic, Park, and staff. Aziere stated that was a good idea so as not to put staff in an uncomfortable situation. Morgan stated they would need to motion for that.

Motion by Wethington

Second by Schneiter

To schedule a workshop in May to discuss the future of the Historic Committee and District.

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

Motion declared carried.

Aziere asked for a motion for Adjournment.

Motion by Parton

Second by Schneiter

I motion to adjourn.

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

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:48 p.m.