

**HAYSVILLE PLANNING COMMISSION**

**Agenda**

**September 11, 2014**

**7:00 p.m., Municipal Building, 200 W. Grand**

**I. Call to Order**

**II. Minutes**

*A. Minutes of August 28, 2014*

**III. New Business**

*A. Review Proposed Changes to the Haysville Zoning and Planning Code August 2012 Edition*

**IV. Old Business**

**V. Correspondence and Informational Reading**

**VI. Committee Updates**

**VII. Off Agenda**

**VIII. Adjournment**

**Haysville Planning Commission  
Minutes  
August 28, 2014**

The regular Planning Commission Meeting was called to order by Vice Chairperson Janet Parton at 7:01 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 West Grand Avenue.

Those members present were: Debbie Coleman, Joe Holub, Richard Meyer, Ron Page, Janet Parton, Clay Randel, and Bob Wethington. Alison McKenney-Brown, City Attorney, and Zach McHatton, Planning Coordinator, were also present.

Vice Chairperson Janet Parton presented for approval the Minutes of August 28, 2014.

Motion by Wethington - Second by Ron Page

Move to approve the minutes as presented, with the proposed change.

Coleman yea, Holub yea, Meyer yea, Page yea, Parton yea, Randel yea, Wethington yea.  
Motion declared carried.

Under New Business Vice Chairperson Janet Parton presented Review Proposed Changes to the Haysville Zoning and Planning Code August 2012 Edition.

Secretary McHatton began by addressing the definition of all-weather surface. He stated that Public Works Director Randy Dorner was looking into changing the sub-grade definition to include asphalt as per the Commission's request.

McHatton clarified staff position of corner lots with regard to setbacks. A brief discussion followed and clarification given to the street yard setbacks. McHatton stated the primary structure defines the setback line for street yard. When the setback is defined at the building line the side and rear yards shall have no accessory structures. He added that primary structures could be extended out to maximum setback lines, and then all accessory structures could follow the extension of that line. Coleman asked what the purpose of the change was for. McHatton stated to ensure uniformity and safety of line of site. He added that when viewed from a satellite clear linear lines were formed in front yards, and the new definition would ensure the same clear linear lines for street yards were shown the same respect. Randel asked about side yards of corner lots. His concern was that side yards opposite street yards would have to show the same respect to the building line of the primary structure. A brief discussion followed, and clarification given. McHatton stated that the side yard definition was not being changed, and they would not have to follow the same protocol as street yards allowing for expansion past the primary structure building line. A brief discussion followed, and clarification given on what lots would be affected. McKenney-Brown stated that we could add wording to better define lot types if needed. McHatton added that by following the proposed definition changes indication of lot type would be presumed, because having a street yard and front yard would indicate a corner lot, and having no street yard and

only a front yard would indicate an interior lot. Parton and Coleman asked if the proposed changes were affecting corner lots. McHatton confirmed, and stated that it was only affecting corner lots in the future, and that current corner lots would fall into legal-non conforming, but any new accessory structures would have to conform. A brief discussion followed, and a consensus was reached as to the scope of lots affected by any changes.

McHatton clarified staff's proposed changes to surfacing requirements for all driveway extensions into side and rear yards. He stated that all future development would require a hard surface. Holub asked about the addition of brick to the definition. McHatton stated that he was in talks with the Public Works Director, Randy Dorner, and language regarding brick would be added to the definition. A brief discussion followed, and a consensus reached on the standards of brick and brick paver applications to future driveways to prevent vegetation from protruding. McKenney-Brown added that these requirements were being laid out in the zoning code to better inform citizens of current nuisance code violations, and help eliminate any surprises when installing surfaces.

Vice Chairperson Parton asked about driveway parking encroachments. McHatton stated that under new definitions it would not be allowable for any vehicle to park on city easements. McKenney-Brown added that this would bring zoning regulations into conformance with current statutes that already deny parking in easements and encroach sidewalks. McHatton stated the city had recently hired a fulltime code enforcement officer, and the City would begin enforcing encroachment violations. He added the intent was to eliminate RV's and other large recreational vehicles that pose a threat to public safety. McKenney-Brown stated the code would be enforced uniformly throughout the City, and that this applied to all vehicles both passenger and recreational. She explained the enforcement process, and added that a violation did not immediately imply a ticket or fine. She stated the process of code enforcement would begin with a violation notice, and only after failure to comply would a citation be issued.

McHatton gave clarification to City parking requirements and ADA parking requirements. Wethington asked if ADA parking stalls counted as City required parking stalls. McHatton stated the City's parking requirements were used to determine the number of ADA parking spots, and that each organizations requirements were separate.

There was nothing under Old Business.

There was nothing under Correspondence and Informational Reading.

There was nothing under Committee updates.

Vice Chairperson Janet Parton presented for approval Adjournment.

Motion by Page - Second by Coleman

Move to adjourn.

Coleman yea, Holub yea, Meyer yea, Page yea, Parton yea, Randel yea, Wethington yea.

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 7:54 pm.