

**HAYSVILLE PLANNING COMMISSION**

**Agenda**

**October 23, 2014**

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

**I. Call to Order**

**II. Minutes**

*A. Minutes of October 23, 2014*

**III. New Business**

*A. 2015 Closing Calendar*

*B. 2015 Review Calendar*

**IV. Old Business**

**V. Correspondence and Informational Reading**

**VI. Committee Updates**

**VII. Off Agenda**

**VIII. Adjournment**

**Haysville Planning Commission  
Minutes  
October 23, 2014**

The regular Planning Commission Meeting was called to order by Vice Chairperson Janet Parton at 7:02 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 West Grand Avenue.

Those members present were: Debbie Coleman, Bill Hancock, Joe Holub, Richard Meyer, Ron Page, Janet Parton, Clay Randel, Devin Street, and Bob Wethington. Newly elected Planning Commissioner, Penny Rosendale and Zach McHatton, Planning Coordinator, were also present.

Vice Chairperson Janet Parton presented for approval the Minutes of September 11, 2014.

Motion by Hancock - Second by Randel

Move to approve the minutes as presented.

Coleman yea, Hancock yea, Holub yea, Meyer yea, Page yea, Parton yea, Randel abstain, Rosendale abstain, Street yea, and Wethington yea.

Motion declared carried.

Under New Business Vice Chairperson Janet Parton presented Introduction of New Planning Commission Member

Vice Chairperson Janet Parton welcomed Penny Rosendale to the Commission, and Rosendale cordially said thank you.

Vice Chairperson Janet Parton presented Public Hearing for the Haysville Zoning and Planning Code August 2012 Edition.

Vice Chairperson Janet Parton opened the public hearing, and read the formal introduction. She asked for McHatton to give the staff report. McHatton presented the first amendment which added guidelines for brick installation to the all-weather surface definition.

McHatton discussed the second amendment to the redline zoning code document. He noted that by keeping a 25' minimum requirement for a street, adding half and one-way, and giving the Public Works Director discretion would keep the definition intact.

McHatton said that the third and fourth amendment would change Light Industrial use language to make screening requirements the same. He added that by changing the lease space language would make for a more uniform code.

McHatton stated the fifth amendment change would eliminate parking in road right-of-way and easements. He added that this would bring the zoning code into compliance

with current law, and still respect the street yard parking definition addition. McHatton stated that all issues had been thoroughly discussed during previous meetings, and was open for questions. Vice Chairperson Janet Parton asked if there were any questions. There were none.

Vice Chairperson Janet Parton opened the floor to public comment. There were none.

Vice Chairperson Janet Parton opened the floor to Commissioner comment. Holub stated he had concern for the screening amendment being vague. McHatton stated that screening was covered in section 502, and that it must be screened from adjacent property and public roadway. He added that proper screening would be determined by the Public Works Director or his designee. Holub said that was his concern as to whether there should be minimum requirements put in place. McHatton said the only zoning district with height regulations was in residential. Holub said it should be more specific, and give guidelines. Meyer stated that there should be leeway. He added that if your material was only 4' tall you should not be required to build an 8' fence. He noted that the same would go if your material was 12' tall.

Holub asked to go back to the second amendment. He requested that the 1" sand be above the 8" granular bedding, and read that way. Hancock noticed a grammatical error. McHatton said he would make the changes

Vice Chairperson Janet Parton closed the public hearing.

Motion by Wethington - Second by Street

I move to recommend the adoption of the changes to the Haysville Zoning Code as presented with the following amendments with revisions:

- 1.) Article 2, Section 202 (E) – By adding the following language: 3.) Brick, shall be constructed of crushed stone or gravel having a thickness of not less than 8 inches granular bedding, and sand above having a thickness of not less than 1 inch. Brick paving stones must be not less than 2 3/8 inches thick.
- 2.) Article 2, Section 202 (DA) – By adding the following language: A one-way or half-street shall be considered a street with Public Works Director or his designee approval.
- 3.) Article 4, Section 414 – To establish consistent screening regulations for all Light Industrial uses that require screening. By removing the screening language, and adding the following language to the use definitions: Be screened from adjacent properties and any public roadway.
- 4.) Article 4, Section 414 (x) – By removing the following language: “For which lease space,” and the word “lease.”
- 5.) Article 5, Section 500 (B)(2)(c)(i)(B) – By removing the current language, and replacing it with the following language: No off-street parking shall be permitted in front yards, other than established hard surface driveways. Off-

street parking in back and side yards shall be permitted on an all-weather surface. Off-street parking access path shall be an all-weather surface the width of the vehicle, and shall extend from the accessory off-street parking to the hard surface driveway or easement. All off-street parking shall not infringe on any road right-of-way or easement.

Coleman yea, Hancock yea, Holub yea, Meyer yea, Page yea, Parton yea, Randel yea, Rosendale abstain, Street yea, and Wethington yea.  
Motion declared carried.

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 Randel - Second by Coleman

Move to adjourn.

Coleman yea, Hancock yea, Holub yea, Meyer yea, Page yea, Parton yea, Randel yea, Rosendale yea, Street yea, and Wethington yea.

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 8:25 pm.