

HAYSVILLE PLANNING COMMISSION

Agenda

August 28, 2014

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

I. Call to Order

II. Minutes

A. Minutes of August 14, 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 14, 2014**

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

Those members present were: Tim Aziere, Debbie Coleman, Bill Hancock, Joe Holub, Richard Meyer, Ron Page, Janet Parton, Clay Randel, Bob Wethington.

Chairperson Tim Aziere presented for approval the Minutes of August 14, 2014.

Motion by Parton - Second by Randel

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

Aziere yea, Coleman abstain, Hancock abstain, Holub yea, Meyer yea, Parton yea, Page abstain, Parton abstain, Randel yea, Wethington yea.

Motion declared carried.

Under New Business Chairperson Tim Aziere presented Review Proposed Changes to the Haysville Zoning and Planning Code August 2012 Edition.

Chairperson Tim Aziere asked Secretary McHatton to present. He began by scheduling future workshops, and possible public hearing dates. He explained the delay in getting the draft copy of the updates out to the Commission, and added that he would post a link to the proposed changes on the City website. The Commission began going through the proposed changes, and McHatton gave a brief synopsis of the staff's methodology for the proposed changes.

Chairperson Aziere asked if asphalt was intentionally left out treated subgrade. McHatton said he was unaware of the omission, but made a note. Chairperson Aziere briefly explained the treatment of the subgrade from an engineer's perspective.

Vice Chairperson Parton asked if already established allweather surfaces, such as AB3 gravel, would be grandfathered in. McHatton said he thought they would fall under legal non-conforming, but would find out for the next meeting. Vice Chairperson Parton also questioned whether parking spaces would pertain to driveways, which would change the surfacing requirements.

Chairperson Aziere questioned the front yard definition, and how it establishes the setback line to the front of the primary structure. He stated that as the definition read, we might be creating a situation that might prevent construction of an enclosed porch or wheelchair ramp between the front of the primary structure and the setback line. He requested that legal check into it.

Hancock stated that there were a lot of definition updates to setbacks and building lines, and asked if the City was having trouble with making determinations. McHatton acknowledged the issue with determinations, and added that the definitions are vague leaving room for interpretation. He noted that a “catch all” definition is difficult to establish due to the uniqueness of property throughout the City.

Chairperson Aziere asked for an explanation of the corner lot. He stated that once your house was established, the outer edge of the structure would become the new setback line, regardless of where the setback line was established. He stated as per the newly proposed definition a corner lot could lose lot area depending on the location of the primary structure. Hancock said that the 15’ should extend the length of the lot parallel to the street. Vice Chairperson Parton noted that a lot of houses have already built structures within that 15’. She added that usually your driveway would run up the side into the garage, and now a lot of properties will be non-conforming. McHatton stated that they would be legal non-conforming, and any future development must meet the new standards. He added that he would seek staff clarification for the next meeting. Chairperson Aziere said he wanted to make sure this was a conscience decision. He added that he was aware that the City was trying to tighten down the code, but wanted everyone to be aware of what this may turn into.

Wethington asked for clarification regarding proposed traffic impact study requirements for offices. Vice Chairperson Parton stated that this was to protect residential streets and property from abutting commercial district traffic. McHatton gave a few examples, and Chairperson Aziere added that a study would only be performed if the Zoning Department decided it was necessary.

Vice Chairperson Parton asked if the proposed requirements for recreational vehicle parking by definition eliminated driveway parking. A brief discussion followed and clarification of easement definitions were discussed. McHatton stated that side easement parking was allowed on a hard surface. Vice Chairperson Parton stated that hard surface was a problem, and the requirements for side yard and back yard parking should be an all weather surface. Hancock disagreed and stated it should be a hard surface for side and back yards, and added that all weather surfaces promoted vegetation overgrowth which was not attractive. Vice Chairperson Parton stated several older properties had all weather surfaces, and asked if they would be required to upgrade. Chairperson Aziere stated that clarification on the City’s stance of whether this would pertain only to new development or already established development. McHatton said that it was not the intention of the City to require all surfaces to come into compliance, and that it was for new development. Coleman stated that an all weather surface was always an option for extending driveways. A general discussion regarding easements, driveways, and surfaces followed. Clarification was given where possible, and McHatton stated he would try to answer all questions at the next meeting.

Chairperson Aziere asked if brick pavers could be added to the hard surface definition. A discussion regarding surfaces and aesthetics followed, and McHatton said he would follow up at the next meeting.

Chairperson Aziere asked about the front yard setback parking requirement. McHatton explained the proposed requirement would allow you to park recreational vehicles in driveways, as long as they did not encroach upon road right-of-ways and driveway approaches. Chairperson Aziere asked if this pertained only to recreational vehicles. McHatton stated that recreational vehicles were the concern. Chairperson Aziere asked if this would create problems with people parking two passenger vehicles in their driveways. McHatton stated the goal was to eliminate large recreational vehicles and trailers that extend from the garage door to the curb, adding that they restrict the line of sight for traffic posing a safety risk, and diminish neighborhood aesthetics.

McHatton summarized the parking requirements for residential, industrial, and commercial properties. He stated that it was being modified to bring it up to speed, and organize the current requirements. Chairperson Aziere stated that ADA parking requirements in correlation to City requirements needed to be clarified, and addressed in the code.

McHatton summarized articles 6 and 7, stating that all changes were to update standard operating and enforcement procedures to reflect current state statutes.

There was nothing under Old Business.

There was nothing under Correspondence and Informational Reading.

Chairperson Tim Aziere asked if there were any Committee updates.

Parton stated that BZA had met earlier to finalize the variance for 1896 W. Lakeview.

Wethington stated that Park Board did not have a July meeting.

Chairperson Tim Aziere presented for approval Adjournment.

Motion by Parton - Second by Coleman

Move to adjourn

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

Motion declared carried.

The meeting of the Haysville Planning Commission adjourned at 8:07 pm.