

Haysville Planning Commission  
Minutes  
June 14, 2018

The regular Planning Commission Meeting was called to order by Vice-Chairperson Bob Wethington at 7:00 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 W. Grand Avenue.

Those members present: Robert Wethington, Richard Meyer, Clay Randel, Amber Chatwell, Joe Holub, Steve Burden, Planning Secretary – Rose Corby.  
Public in attendance: Bill Hogan, Bo Parsons, Vickie Parsons.

Motion by Randel

Second by Meyer

To accept the minutes May 24, 2018 as corrected.

Wethington yea, Meyer yea, Randel yea, Chatwell yea, Holub yea, Burden yea.

Motion carried

Under New Business

Public Hearing Case #VAC2018-02: That part of the eastern utility easement as platted in the Pear Tree Addition, Haysville, Sedgwick County, Kansas described as LOT 12 BLOCK 2 PEAR TREE ADDITION more commonly known as 333 N. Moy Ct.

Wethington opened the Public Hearing.

No Planning Commissioners had any outside contact regarding this case.

No Planning Commissioners have any conflict of interest in this case.

Planning Commission Secretary stated she received a phone call from the property owner at 731 E. Hemphill Ave. who asked what this case was about.

Planning Commission Secretary provided the staff report. She said that this property was platted in 1979 but final signatures were completed in 1981. She said she had called 811 to establish utility lines within the easement and provided photographs showing two existing windows already on the east side of the property that are very small. In addition, there is a gas meter located on the east side of the primary structure. She said that she had the City Inspector confirm the property lines because she had concerns about the fire hydrant location and it was confirmed that the hydrant is located just outside of the property line in the public right-of-way. There is a water main south of the fire hydrant and a service line runs from the main to the house. There is a gas main in the public right-of-way with a service line to the gas meter. There are no service lines from cable or electric but that there are lines in the easement located on the north side of the property owner. She further added that none of the utilities have any issues with the vacation of this easement but, they wanted to make sure that any costs associated with the movement of any service lines are the responsibility of the property owner. She stated that she has informed the property owner.

She also stated that she spoke with Levi Brewer, Haysville Water Supervisor, and that he got in touch with the previous water supervisor prior to Tony Martinez to confirm that at the time this was platted the plan was to originally put water and sewer in the easement area, similar to the other two Moy Court's but, it had never happened. She also stated that she provided the commissioners copies of the sewer line locations and the existing sewer is located in the utility easement on the north of the property.

Burden asked which way the gas line comes in. Rose said the main gas line runs east/west on Moy Ct. but the service line runs north from the main to the primary structure.

Wethington announced the public comment portion. Bill Hogan approached the podium and stated that he wants to replace the existing escape windows with window wells. He also stated that he does not need to vacate the entire easement and would only need 5' of the easement to complete the task. Burden asked why he is not considering putting the wells on the north side of the property. Hogan explained that they are putting a bedroom on the south east side of the property because the homeowner has three children. The northwest bedroom has a closet running along the north wall and that there is a shed located on the north side that would block any egress. He also stated that with the third bedroom being added the closet would be located on the south side of the property which would prevent the construction of an egress window in that location.

Vickie Parsons approached the podium and stated she was there because she had concerns because she shares an easement with this property and it doesn't sound like this would cause any problems for their property.

Wethington closed the public comment portion.

Wethington opened Commissioner comment portion.

Burden said that he was concerned about allowing this because he feels that window wells can be placed in the back. He stated that he is not for this.

Chatwell asked if there were any existing windows at all from the north side or would they have to be built into the property.

Hogan answered that one of the problems they are running into in regards to putting windows in the front or back is that those houses are built with 2"X8', 2"X10'. The load bearing is all on the front wall, back wall, and center wall. The side walls are real easy to put in the window wells because they are already there and there is no load bearing on that side wall. The trusses and everything runs load bearing front to back which is why this was part of the decision making process.

Meyer said that the report shows the vacate to be 10'X95'. Is this what is being vacated? Rose said that was done before the 811 was finished and that it took forever for 811 to complete their locates. She said that based on the 811 and what the property owner is needing the length can be substantially smaller. Discussion continued in regards to the length of the vacate.

Randel asked if the gas company has no objections to this. Rose said they do not and none of the utility companies have issues with this vacate as long as the property owner is aware they will be responsible for costs associated with moving service lines. She also stated that Sedgwick County Fire Department has no issues with this vacate and are very happy with the proposal of window wells.

Burden asked if they vacated the width of the house only, would that work. Hogan said that he is proposing 5' of the easement only and not the entire easement from the back utility easement to the front setback.

Motion by Burden

Second by Randel

To recommend approval for City Council to approve the vacation of 5' of the existing eastern utility easement from the southern line of the northern utility easement to the front setback line.

Wethington yea, Meyer yea, Randel yea, Chatwell yea, Holub yea, Burden yea.

Motion carried

Under Old Business

There were none

Correspondence and Informational

Reading There were none.

Committee Updates

Rose announced the Haysville Historic Committee's Grand Opening Celebration of the Hometown Market to include Kid's Day activities, Birthday celebration for TJ the horse and lots of shopping from 8 – 11 a.m. this Saturday, June 16, 2018

Off Agenda

There were

none.

Motion by Randel

Second by Burden

To adjourn.

Wethington yea, Meyer yea, Randel yea, Chatwell yea, Holub yea, Burden yea.

Motion carried

The meeting of the Haysville Historic District adjourned at 7:27 PM.