

HAYSVILLE PLANNING COMMISSION  
Agenda  
January 25, 2018  
7:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
  - A. Minutes of December 14, 2017
- IV. New Business
  - A. Master Plan Review Calendar
  - B. Closing Calendar
  - C. Public Hearing Case # VAC 2018-01: Vacation of E. Greenwood St. in the Grand Ave Industrial Park 3<sup>rd</sup> Addition.
- V. Old Business
  - None
- VI. Correspondence and Informational Reading
- VII. Committee Updates
- VIII. Off Agenda
- IX. Adjournment

Haysville Planning Commission  
Minutes  
December 14, 2017

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

Those members present were: Tim Aziere, Bob Wethington, Debbie Coleman, Clay Randel, Randall Green, Jason Welch, Steven Burden, and Rose Corby, Planning Commission Secretary.

Chairperson Aziere presented for approval the Minutes of November 9, 2017.

Motion by Wethington - Second by Burden

Move to approve the minutes.

Aziere yea, Wethington yea, Coleman yea, Randel abstain, Green yea, Welch abstain, Burden yea

Motion declared, carried.

Under New Business:

**IV. A. Public Hearing – Zone Change Request**

Chairperson Aziere opened the Public Hearing for the Zone Change request of the S 510 FT SE ¼ SE ¼ EXC W 254 FT THEREOF EXC S 30 FT FOR RD & EXC RD ON E SEC 5-29-1E to 'D' also known as the Northwest corner lot of S. Broadway Ave. and W. 79<sup>th</sup> St. S.

No Commissioners had any outside communication concerning this case.

No Commissioners have any conflict of interest in this case.

Planning Commission Secretary received a phone call from a citizen who wanted to confirm that this property was not going to be zoned industrial.

Planning Commission Secretary presented the Staff Report who stated that this property is located in a flood zone and indicated that the property owner has indicated that she would like to see a restaurant or shopping plaza on the property.

Chairperson Aziere asked the applicant to come forward. Patricia Hatcher presented herself stating her name and address. She provided a brief history of the property since her Father purchased the property when he was in his 30's or 40's and he is currently in his 90's. She stated she would like to see a Cracker Barrel or something unique and that with the Casino nearby she thinks that a restaurant or Kwik Shop would be ideal.

Burden asked if the house north of this lot was her house and asked what the buffer was. She stated it belongs to a veterinarian. There was some confusion concerning Burden's question. Rose stated there is an additional lot at 11.3 acres providing a buffer between the veterinarian's property and the property seeking the zone change. Green asked if there was going to be any easement or access issues around this area. Patricia stated that because this is the corner there should not be any issues. Welch asked if they have had any businesses interested in this property. Patricia stated that this property has been for sale for many years but the majority of interest has been residential but that she has had quite a few showing interest for commercial. Patricia added that she also owns the property located on the southeast corner of 79<sup>th</sup> & Broadway and has had a lot of interests from commercial buyers for that property. Burden asked Rose is this zone change mirrors the 2012 South Broadway Corridor Plan. Rose stated that the plan provides three recommendations one of which is Residential and the other two as Light Commercial.

Aziere closed the public comment portion of the public hearing and opened the hearing for Commissioners response. Aziere stated that there is nothing preventing him from telling them he plans to build one thing and then change it to something else later. He added that the city has to be careful because light commercial has a large range of approved types of businesses. Aziere further added that one of the requirements is that they plat that property within one year of us approving the zone change. With platting we will look at access control, right of way requirements including a larger dedication on the corner in the event of road widening requirements, and drainage and utility easements. Patricia asked if the requirement of platting could be approved for one year upon the sale of the property. Aziere stated that he is not comfortable with a timeline that is contingent upon something that we have no control of. Green added that he agrees with Aziere's thoughts.

Motion by Green – Second by Welch

To substitute platting within a year which will address access control, right of way requirements, drainage, and utilities.

Aziere yea, Wethington yea, Coleman yea, Randel yea, Green yea, Welch yea, Burden yea

Motion declared, carried.

Old Business: There were none.

Correspondence: There were none.

Committee Updates: Jason Welch introduced himself and Randal Green introduced himself.

Off Agenda Items: There were none.

Adjournment:

Motion by Welch - Second by Green

Move to adjourn.

Aziere yea, Wethington yea, Coleman yea, Randel yea, Green yea, Welch yea, Burden yea

Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:20 pm.

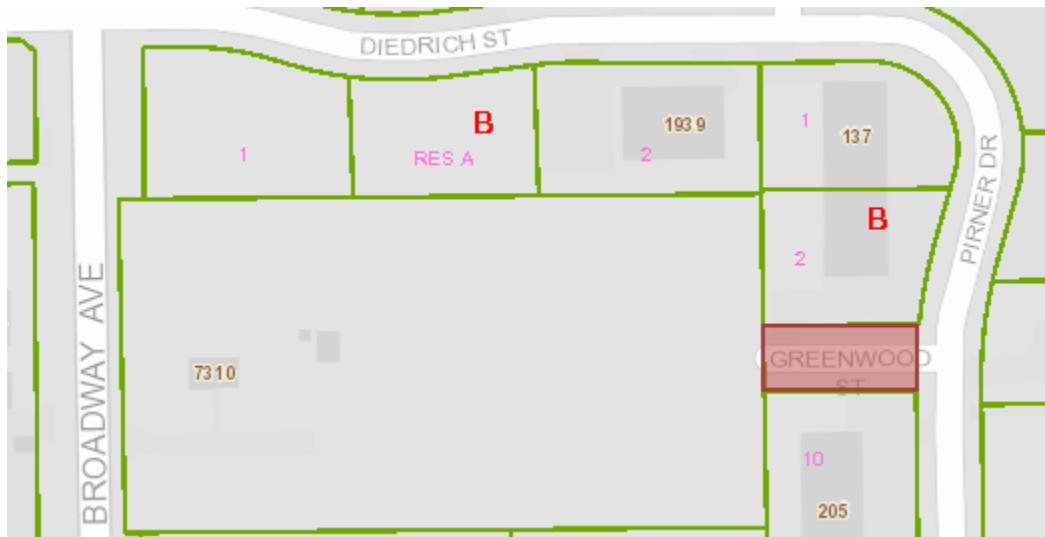


## STAFF REPORT

Haysville, Kansas Planning Commission

August 10, 2017

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- CASE NUMBER:** VAC2018-01
- APPLICANT/AGENT:** City of Haysville (owner/applicant)
- REQUEST:** That part of Greenwood St. as platted in the Grand Avenue Industrial Park 3<sup>rd</sup> Addition, Haysville, Sedgwick County, Kansas described as Greenwood St. from the West boundary of S. Pirner Dr. to East boundary of 7310 S. Broadway Ave. The North line of which being coincident with the South line of Lot 2 Block B of the Grand Avenue Industrial Park 3<sup>rd</sup> Addition and the South line of which being coincident with the North line of Lot 10 Block B of the Grand Avenue Industrial Park 3<sup>rd</sup> Addition.
- CURRENT ZONING:** Dedicated Street.
- SITE SIZE:** Location is 64' x 154'.
- LOCATION:** Greenwood St is south of LOT 2 BLOCK B GRAND AVE INDUSTRIAL PARK 3<sup>RD</sup> ADDITION, north of LOT 10 BLOCK A GRAND AVE INDUSTRIAL PARK 3<sup>RD</sup> ADDITION, west of Pirner Dr. and east of 7310 S. Broadway Ave.
- PROPOSED USE:** Expansion of LOT 10 BLOCK A GRAND AVE INDUSTRIAL PARK 3<sup>RD</sup> ADDITION and LOT 2 BLOCK B GRAND AVE INDUSTRIAL PARK 3<sup>RD</sup> ADDITION.



**BACKGROUND:** Greenwood St. was first platted in 2001. It is not located in the Flood Zone.

**ADJACENT ZONING AND LAND USE:**

NORTH:	'F'	Light Industrial
SOUTH:	'F'	Light Industrial
EAST:	'F'	Light Industrial
WEST:	'F'	Light Industrial

**PUBLIC SERVICES:** Greenwood St. is a two-lane paved street with travel in both directions but, ends at the property line of 7310 S. Broadway Ave. It is a short road spanning a distance of roughly 154' and is 64' wide. There is a fire hydrant located in the public right-of-way of LOT 2 BLOCK A GRAND AVE INDUSTRIAL PARK 3<sup>RD</sup> ADDITION on the corner of Greenwood St. and Pirner Dr. (See Attachment 1 below). There are no water connections off of the Greenwood St. water line and there are no sewer lines on Greenwood St. (See Attachments 2 - 4 below). The street does have curb and gutter.

**CONFORMANCE TO PLANS/POLICIES:** The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville. This roadway does not lead to any services and currently does not meet the long range goals of the Comprehensive Plan.

## ATTACHMENT 1

Email received January 18, 2018

Sedgwick County Fire District 1 has no objection to the vacation of the City of Haysville street named E. Greenwood St. The hydrant will still be accessible to the Fire District for use on any fires that happen south of the location. Our only stipulation would be for something to be attached to the property on the South side of Greenwood for the owner of the property to not obstruct the view of the hydrant from fire apparatus located on S. Pirner St. Please let us know if we can be of further assistance.

*Thanks,*

**Robert C Timmons | Division Chief | Sedgwick County Fire District # 1**

Phone: (316) 660-3473 | fax: (316) 660-3474 | Cell: (316) 461-2476 | [robert.timmons@sedgwick.gov](mailto:robert.timmons@sedgwick.gov)  
7750 N. Wild West Dr. | Park City, KS 67147 | [www.sedgwickcounty.org](http://www.sedgwickcounty.org) | [Facebook](#) | [Twitter](#)

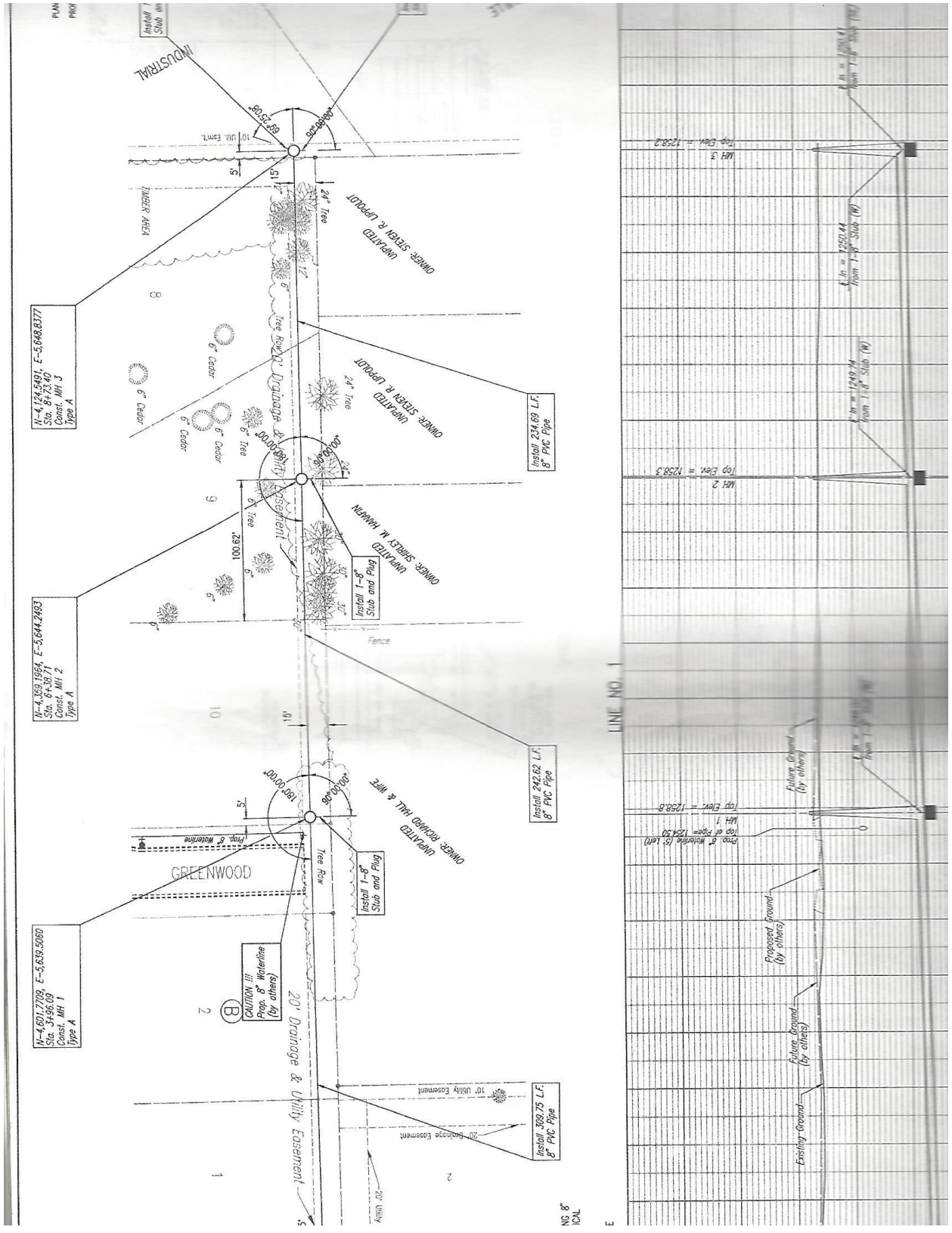


*Sedgwick County...  
working for you*

ATTACHMENT 2



# ATTACHMENT 3

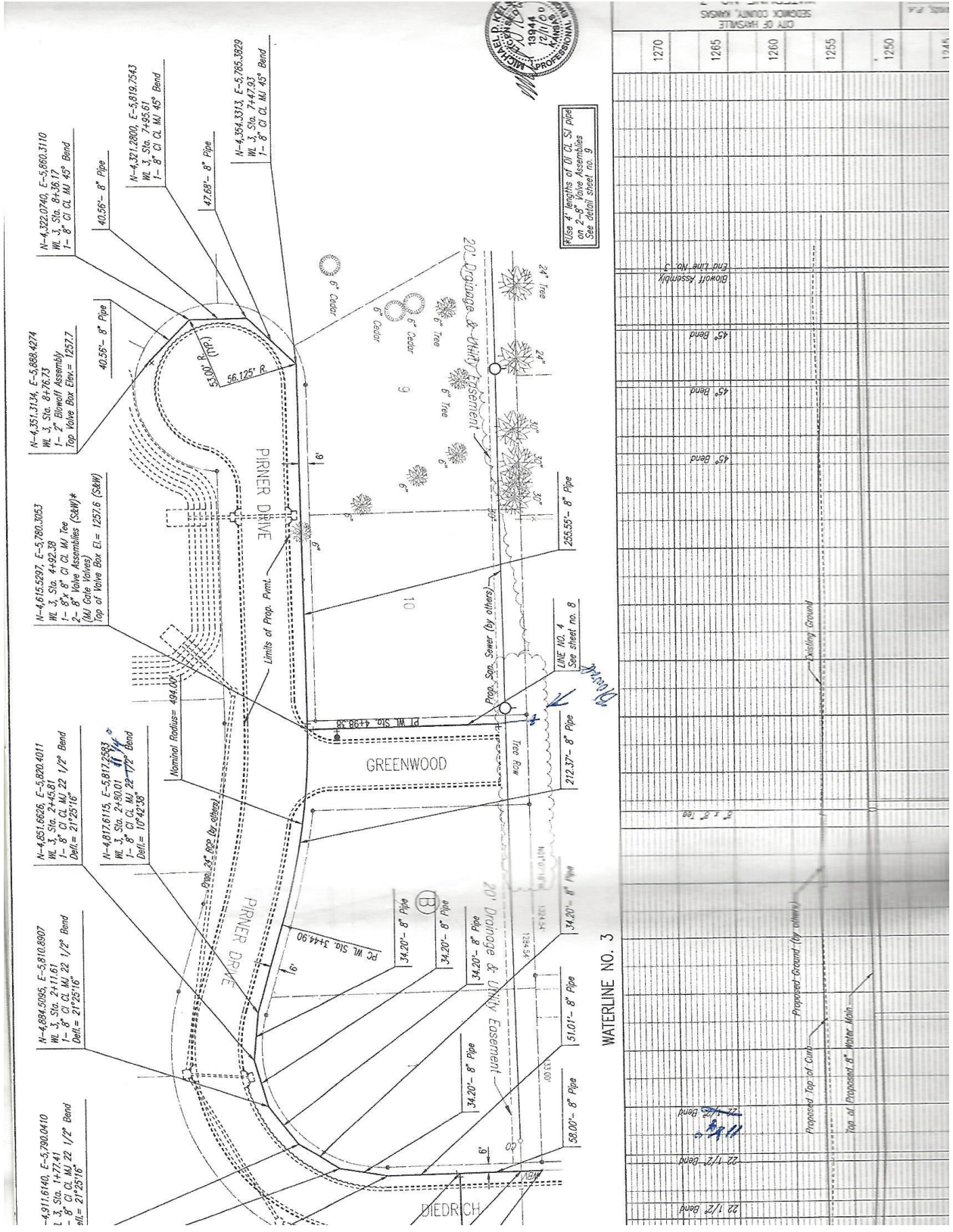


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# ATTACHMENT 4



Use 4' lengths of 8" CI SJ pipe on 2'-8" Valve Assemblies See detail sheet no. 9

Station	Notes
1270	
1265	Blowoff Assembly
1260	45° Bend
1255	45° Bend
1250	45° Bend
1245	22 1/2° Bend