

**HAYSVILLE PLANNING COMMISSION
& BOARD OF ZONING APPEALS**

Agenda

March 13, 2025

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of February 27, 2025
- IV. Public Forum
- V. New Business
 - A. Public Hearing for a Zoning Change from LC to HC at 131 W Grand Ave
- VI. Old Business
- VII. Correspondence
- VIII. Off Agenda
 - A. Next Meeting Date
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

February 27, 2025

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand Ave., Haysville, KS 67060.

The members present were Mark Williams, Brandon Trube, Debbie Coleman, Tim Aziere, Jimmy Wallis, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator Kailyn Hogan.

The first item of business was the Minutes of February 13, 2025.

Motion by Trube, Second by Rinke.

To approve the minutes as presented.

Williams aye, Trube aye, Coleman aye, Aziere aye, Rinke aye, Wallis aye, Blood aye.

Motion carried.

There was no one to speak under Public Forum.

Under new business was a Public Hearing for a Vacation of Portions of the Complete Access Control generally located at the NW corner of Meridian Avenue and Grand Avenue.

Hogan presented the staff report.

There were no questions for staff, and there were no questions for the agent.

Motion by Rinke, Second by Trube,

To approve the vacation as presented.

Williams aye, Trube aye, Coleman aye, Rinke aye, Blood aye.

Aziere abstain, Wallis abstain.

Motion carried.

Under new business was the review of the Land Use Map.

HOGAN: We should have a public hearing for the official changes on this map sometime in April. Hopefully, April 24th. The number one biggest change is we have added an agricultural land use to the map. Most of the map is currently agricultural. That is going to be narrowed down to add more single-family in the future. I have highlighted in blue a couple of areas where significant changes have happened. The first big one is the well site, where Jeff Blood's well is located. WE are looking to keep that agriculture to avoid any issues with future residential developments in that area. The second one is Wheatland addition where we have identified which lots are single-family and which ones are zoned for duplexes. The third is along the railroad. We are looking to preserve an area there for open space. Ideally, this could potentially be used for a bike path in the future to connect 87th with the rest of the City. It could also protect from the railroad being harmful for residential uses.

AZIERE: Is any of that railroad that you have identified flood plain?

HOGAN: I would have to double check on that.

AZIERE: I don't remember either, but it is probably worth looking at. I know we have looked at a preliminary plat or something in there, and I thought there was maybe some flood plain in there.

HOGAN: I know to the east of the railroad where there is park on the land use, that is floodplain.

AZIERE: On the other side of the railroad?

HOGAN: Yes.

RINKE: Further south.

HOGAN: Number four is up by 55th and Meridian. Some of this is going to be changed still because we have those zone changes from MAPD going through. So that will be medium density, but also preserving area for open space, as that is also a flood plain area. Five, in the central area, I identified some areas where we could have some higher density residential development around commercial areas.

AZIERE: Part of what you have got there is existing single-family homes, correct?

HOGAN: Yes.

AZIERE: Any questions or discussion?

RINKE: Section four, isn't that already in a protected flood plain area? That's the ditch.

HOGAN: That I am pretty sure is owned by the City Wichita. On our current Land Use Map, we have that as residential.

AZIERE: It is the Riverside Drainage Ditch that maintains all of that for the City or township, so we are basically just saying we are probably not going to build houses in that. There is a better land use for it.

HOGAN: Yes, correct.

BLOOD: Back up to 63rd and Broadway, you have taken general commercial into agricultural. You can't do that with a brewery there. I know it is just a plan, but that has to stay general commercial in order to have a brewery on the property.

HOGAN: It is not changing anything officially, like the zoning does not change, but we can change that back to general commercial.

COLEMAN: But for you, for the brewery, you have to have it.

BLOOD: Exactly. I mean, you can make it any color you want it, but that has to go back to yellow or whatever it was before to make sure. That one little section, or two sections.

AZIERE: I would probably make a similar argument towards that first block of Timberlane Street. I understand the thought behind it, but to get ten to fifteen homes to go from single-family to multiple family is what you are looking at. That is a pretty big stretch, especially for that area.

COLEMAN: What do you mean Timberlane is a stretch?

AZIERE: For that portion of Timberlane, someone would have to buy out every house along both sides of the street, from what she has shown there, and redevelop that into duplexes or multi-family. Some of those houses are from the 70s and 90s, so I think that is an unrealistic expectation. I get what you are trying to do and looking at everything that is next to Grand, and saying, well what could happen to get

more density there. I think that is one area where that is less likely than others. You could make the same argument for the court across from the Haysville Middle School.

COLEMAN: Christine Court.

AZIERE: Anybody else see anything that jumps out at you?

BLOOD: Not to go back to mine one more time, but there are two pieces of property that would need to be the same as the other. The two little squares on the east side of property are either mixed use or commercial.

HOGAN: Do you mean the west side?

BLOOD: Yes, sorry, the west side. This is just a review anyway, right?

HOGAN: Yes.

AZIERE: Yes, and I think the intent is to think about this in the future for what it would be. So arguing that anything along Broadway is going to be agricultural long term is probably arguable. I would say as the owner, you have pretty good control over what it is going to be used for at least in the near future.

AZIERE: Any discussion? Thoughts?

COLEMAN: How does this change from the Meridian Corridor study and the Broadway Corridor study?

HOGAN: The land use on the Broadway section, that is pretty much accurate to the Broadway land use plan that was made in 2012. I didn't finish adding everything from the Meridian study, but a big difference there that I forgot to highlight for you guys, is adding commercial along the west side of Meridian north of Grand. There is going to be an increase in development next to Campus high school. Unfortunately, that is annexed into Wichita, we won't get anything from that. If we have commercial along Meridian, hopefully we can get a benefit from an increase in people.

COLEMAN: And we had specified that as all residential, there?

HOGAN: Yes.

COLEMAN: The school district would benefit from that.

AZIERE: The west side of Meridian from Grand to 63rd also was multi-family mixed use, what ever you want to call that red color. That is speculative, right? There is no plat?

HOGAN: This is just future. What we would hope would be developed there.

BLOOD: What is the light purple?

HOGAN: Industrial.

BLOOD: And the dark purple?

HOGAN: Mixed commercial. So heavy commercial and light industrial.

BLOOD: I have some questions about the turnpike also. Some of those are light purple and some of those are dark purple.

HOGAN: This is straight from the Broadway plan. Do you think some of those should be light purple or more of them should be light purple, or more should be dark purple?

BLOOD: Well, that's what it all is. Light purple.

HOGAN: Currently?

BLOOD: Yes. Should be.

AZIERE: I don't know if we distinguished until relatively recently. I would have to go back and look, but what we have shown here is separating standard commercial from industrial with that kind of mid-ground dark purple, light industrial and heavy commercial. Almost like stepping it up into a deeper grade. We could argue individual properties all day long. I think that the general idea is that, are you splitting the industrial park also into industrial and heavy commercial.

HOGAN: Not intentionally. I was matching what the Broadway plan had on it.

AZIERE: That's what that came from?

HOGAN: Yes.

AZIERE: I guess if that is on the Broadway plan then, that did exist then. Anymore comments, questions? You don't need us to make an action on this, we are just waiting on the public hearing in the future?

HOGAN: Nope, I just wanted your comments today.

Under old business was the Public Hearing for a Conditional Use to build a new tower for a Wireless Communication facility generally located at the NW corner of West Street and 79th Street. This item was tabled at the February 13, 2025 meeting.

HOGAN: The applicant has withdrawn their application, so this public hearing has been canceled.

There was no correspondence.

Under off agenda, Hogan stated that the next meeting date is March 13, 2025.

AZIERE: You will be in charge, Deb.

Motion by Trube, Second by Coleman.

To adjourn tonight's meeting.

Williams aye, Trube aye, Coleman aye, Aziere aye, Wallis aye, Rinke aye, Blood aye.

The meeting adjourned at 6:17 p.m.





Haysville Planning Commission Staff Report

AGENDA ITEM:	
Case Number:	ZON 2025-001
Applicant(s):	Guadalupe Nicolas Higareda (applicant) / Nick Masonry, LLC (business)
Location:	Lot 1, Block A, Fox Addition to Haysville, Sedgwick County, Kansas (131 West Grand Avenue)
Request:	Zone Change Request from “LC” Light Commercial to “HC” Heavy Commercial
Reason for Request:	Relocate existing masonry business (Nick Masonry, LLC) and store refuse containers for lease
Meeting Date:	March 13, 2025
Presented By:	Kailyn Hogan, Planning and Zoning Administrator
Public Hearing:	Required, to be held by Planning Commission

ANTICIPATED MEETING SCHEDULE		
<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
Planning Commission	3/13/2025	Hold required public hearing. Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the City Council.
City Council	4/14/2025	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

BACKGROUND

The applicant is requesting a zone change from “LC” Light Commercial District to “HC” Heavy Commercial District on a 0.324 acre property. The subject site is located at 131 W. Grand Avenue, and is currently developed as a car wash. The applicant is looking to use the property to relocate his existing masonry business (Nick Masonry, LLC) and store refuse containers for lease. The applicant acquired the property through a lease to buy agreement dated January 10, 2025.

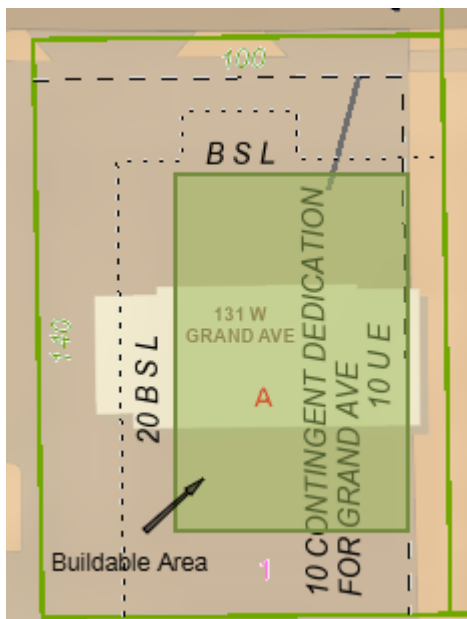
“LC” allows for a limited number of civic and commercial uses aimed to serve the needs of those living in nearby neighborhoods, while “HC” allows for uses such as limited manufacturing, animal care, welding, construction sales and service, and wholesale business services. The table below compares the development standards from the Code of the City of Haysville for each zoning district.

Development Standards	“LC” Light Commercial	“HC” Heavy Commercial
Minimum lot area	6,000 square feet	6,000 square feet
Minimum lot width	50 feet	50 feet
Minimum lot depth	90 feet	90 feet

Front setback	35 feet when adjacent to an arterial street, corner lots have front setbacks on both sides	35 feet, corner lots have a front setback on both sides
Rear setback	10 feet	20 feet
Side setback	6 feet	10 feet
Maximum height	45 feet	55 feet

The character of the neighborhood is a mixture of commercial, civic, and residential uses. Properties to the west are zoned “SF” Single-Family Residential and “LC” Light Commercial and developed with single-family homes and a medical office. Properties to the south, east, and north are zoned “LC” Light Commercial and developed with a smoke shop, city hall, police station, financial institution, and a storage warehouse.

If the application is approved, the subject site will have to adhere to all screening, landscape, and parking regulations. To store refuse containers outdoors at the subject property, the area for outdoor storage must be solidly screened and shall not be visible from any adjacent non-elevated street nor form ground level view in any adjacent lot. The area for outdoor storage must be maintained as a hard or all-weather surface, and all materials stored in the outdoor storage area must be arranged to permit reasonable inspection and access to all parts of the premises by fire, police, and city authorities. Rock, decorative pavers or statues, and any live plant materials shall not require an all-weather surface but must be kept in an orderly manner. Additionally, all business activities must occur within fully enclosed structures or within solidly screened areas. Solid screening is defined as a solid barrier of 90 to 100 percent opacity made from wood, vinyl, landscaped earth berms, masonry, or other similar materials, including brick, stone, architectural tile, or a combination of these materials to enclose, screen, or separate areas from adjacent views. Appropriate materials do not include mesh privacy screens.



The applicant will have to adhere to the setbacks of the “HC” Heavy Commercial district when considering the expansion of the existing building or the addition of accessory structures, regardless of platted setbacks. Please see the diagram to the left for the buildable area under the “HC” Heavy Commercial district regulations for the subject site.

Parking and Landscaping regulations will require the applicant to submit a parking lot site plan and a landscape plan detailing all required off-street parking spaces, required landscaped street yard, screening, and size and type of plantings, if applicable. Additionally, off-street parking at the subject site will be required to be screened from view of all residential properties within 150 feet of the subject property, except at points of vehicle and/or pedestrian ingress and egress, to a minimum height of three feet above the parking surface by use of berms, plantings, walls and/or fences. The screening must extend at least 100 feet along frontage where screening is not required.

CASE HISTORY

The subject site was platted as the Fox Addition to Haysville in October 1993. There are no known zoning cases associated with the subject property.

ADJACENT ZONING AND LAND USE

NORTH:	“LC” Light Commercial	City hall, police station, and financial institution
SOUTH:	“LC” Light Commercial	Storage warehouse
EAST:	“LC” Light Commercial	Undeveloped and smoke shop
WEST:	“SF” Single-Family Residential and “LC” Light Commercial	Single-family homes and medical office

PUBLIC SERVICES

The subject site has access to West Grand Avenue, a paved, four-lane arterial street with sidewalks on both sides, and South Trout Avenue, a paved, two-lane collector street with no sidewalks. The site has access to municipal services, which include sewer and water.

CONFORMANCE TO PLANS/POLICIES

The requested zone change is not in conformance with the *City of Haysville’s Comprehensive Plan*. The *City of Haysville’s Comprehensive Plan* includes the 2023 Land Use Plan Map. The Map identifies the area in which the subject site is located to be appropriate for Commercial uses. The Commercial land use includes commercial, retail, restaurant and professional office land uses that serve the needs of the community as a whole and perhaps a larger region.

The proposed use of the subject property, a masonry business, also defined as construction sales and service, would be better located in an area appropriate for Commercial Mixed land uses as it may include outdoor storage and the use of heavy machinery. Commercial Mixed contains a mix of higher intensity commercial land uses and may include lighter industrial uses, such as warehousing and assembly.

RECOMMENDATION

Based upon information available prior to the public hearings, planning staff recommends that the request for “HC” Heavy Commercial District be **DENIED**. This recommendation is based on the following findings:

1. **Zoning uses and character of the neighborhood:** *(Factual description of the application area and surrounding property as to existing zoning, land uses, general condition, age of structures, etc.).*

The character of the neighborhood is a mixture of commercial, civic, and residential uses.

Properties to the north, south, east, and west are zoned “LC” Light Commercial and were developed pre-2000. Property to the north was developed as a police station in 1978 and later converted to city hall. A new police station was constructed in 1993 adjacent to the original building. Additional property to the north was developed in 1979 and is currently used for a financial institution. Property to the south was developed in 1959 and is currently used for a storage warehouse. Property to the east is undeveloped and currently for sale. Additional property to the east was developed in 1982 and is currently used for a smoke shop. Properties to the west are “SF” Single-Family Residential and developed as single-family homes in the 1940s and 1950s. All properties are in good to fair condition.

2. **Suitability of the subject property for the uses to which it has been restricted:** *(How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for this property?)*

The subject property is currently zoned “LC” Light Commercial and is suitable for a limited number of commercial and civic uses intended to serve the needs of the surrounding neighborhood, such as general

retail, restaurants, parks, and entertainment establishments. Such uses are appropriate given the context of surrounding property.

3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** *(Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g. allowed uses, minimum lot size, height, setbacks, traffic generation, landscaping, and screening, use limitations, etc.)*

Uses permitted in the requested district, “HC” Heavy Commercial, do not overlap well with the current zoning district, “LC” Light Commercial. The following uses are permitted, conditionally or by right, in the “HC” district and not permitted in the “LC” district:

- Cemeteries
- Public recycling collection stations
- General animal care (large animals)
- Construction sales and services
- Farmer’s markets
- Heliports
- Kennels
- Recreational marine facilities
- Monument sales
- Outdoor recreation and entertainment
- Recreational vehicle campgrounds
- Riding academies or stables
- Rodeos
- Service stations
- Outdoor vehicle and equipment sales
- Vehicle repair
- Vocational schools
- Self-service warehouse storage
- Welding or machine shops
- Wholesale or business services
- Agricultural research
- Agricultural sales and services

Additionally, the maximum height allowed in the “HC” Heavy Commercial district exceeds that of surrounding districts by at least 10 feet. Many of the surrounding buildings have not been built to the maximum limit. The setback requirements for the “HC” Heavy Commercial district would also make the existing building on the subject site legal non-conforming.

4. **Length of time subject property has remained vacant as zoned:** *(Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a large availability of property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)*

The property has been vacate for four months since the previous business, Colt Car Wash, closed in November 2024. It has since been deeded to the applicant through a lease to buy agreement.

5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant:** *(The protection of public health, safety and welfare is the basis for zoning. The relationship between the property owner’s right to use and obtain value from their property and the City’s responsibility to its citizens should be weighed.)*

Denial of the zone change request would completely limit the applicant’s ability to relocate his existing masonry business to the subject property, as it is not an allowed use in the subject property’s current zoning district.

The applicant has not purchased the property, but is instead in a lease to buy agreement with the property owner. Denial of the zone change does not limit the property owner’s ability to use the subject property for a different approved use in the “LC” Light Commercial district.

6. **Conformance of the requested change to the adopted or recognized comprehensive plan:** *(Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date, or are there mitigating circumstances which speak to the nonconformity?)*

The requested zone change is not in conformance with the *City of Haysville's Comprehensive Plan*, as discussed in the staff report.

7. **Impact of the proposed development on community facilities:** *(Are water and sewer available for extension? How are roads impacted? Can other community facilities (e.g. police, fire, parks, libraries, schools) handle the increased development? Should be based on factual information referencing standards used to make the determination.)*

Staff does not anticipate the proposed development to have any significant negative impact on community facilities. City water and sewer are available to the property, and police and fire protection services are already provided to the area with no additional burden anticipated.

8. **Opposition or support of neighborhood residents:** *(This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request).*

At the time of the publication of the staff report, staff had received one comment in opposition of the zone change request. The comment is described in detail at the end of this staff report.

ALTERNATIVE ACTION

If, however, in the opinion of the Planning Commission, the request is determined to be appropriate, the Planning Commission should adopt alternative findings supporting approval, and it is recommended that approval should be subject to the adoption of a Protective Overlay:

Recommended Conditions, effective through a Protective Overlay, if approved:

1. Permitted Uses:
 - a. Construction Sales and Service
 - b. Any uses expressly permitted in the "LC" Light Commercial District. Any uses conditionally permitted in the "LC" Light Commercial District shall be subject to the Conditional Use process.
2. All new parking lots or additions to parking lots shall be continuously screened from view of adjacent residential districts when within one-hundred fifty (150) feet thereof, except at points of vehicle and/or pedestrian ingress and egress, to a minimum height of three (3) feet above the parking surface by the use of berms and/or plantings. Walls and fences may be used in combinations with berms and/or plantings, but may not be used as the sole means of screening a parking lot. The parking lot screening shall wrap around the corner of the lot for any frontage that does not require screening for a distance of not less than one-hundred (100) feet.
3. Outdoor storage is prohibited in the front yard. Outdoor storage must be kept on a hard or all-weather surface and arranged to permit reasonable inspection and access to all parts of the premises by fire, police, and city authorities and must be screened from view of adjacent properties.
4. Outdoor storage screening must be 90 to 100 percent opaque and made from wood, vinyl, landscaped earth berms, masonry, or other similar materials, including brick, stone, architectural tile, or a combination of these materials. Appropriate materials do not include mesh privacy screens. Walls and fences must be used in combination with plantings along street frontages within one-hundred (150) feet of residential districts to avoid a blank and monotonous appearance.

5. Landscaping requirements: At least 1,920 square feet of landscaped street yard and four (4) shade trees, or their equivalent in ornamental trees or shrubs, shall be maintained on the property at all times.
6. Business operations must not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

PUBLIC REVIEW

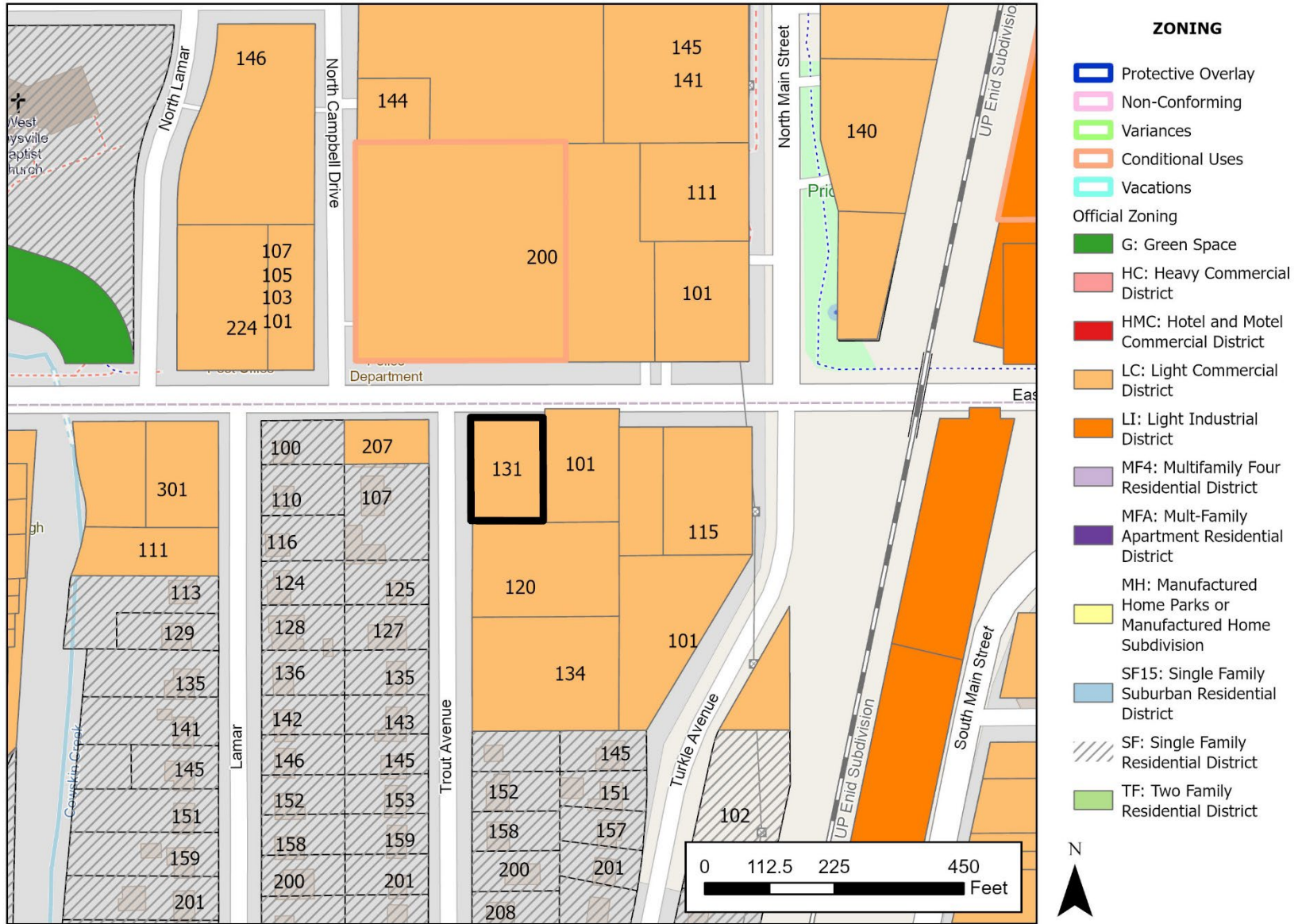
The public hearing notice was published on February 20, 2025. A written record of the comments received as of March 7, 2025 are attached. Comments received after the publication of this staff report will be distributed at the meeting.

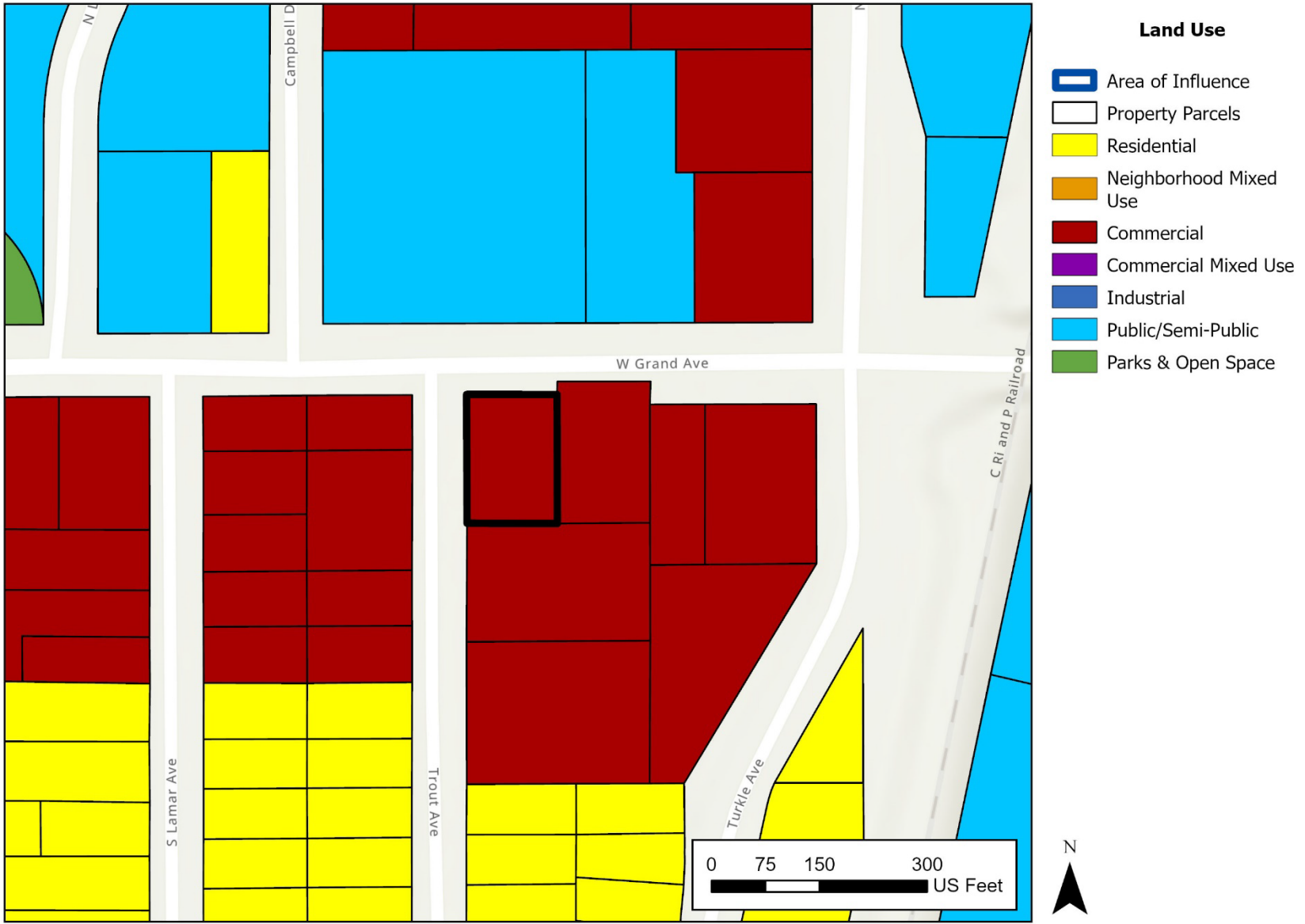
ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Site Photos
Zone Change Application
Site Plans
Copy of the Public Hearing Notice

COMMENTS

On March 6, 2025 at 12:14 p.m., Dr. Matt Bauer at 207 W. Grand Ave. emailed in opposition of the zone change. His message read: "I just wanted to voice my opposition to a zoning change at 131 W Grand to Heavy Commercial. Haysville doesn't need this type of zoning on the main street of the city. There are definitely more appropriate locations for the activity this zoning would bring about."





Looking north away from property



Looking south away from property



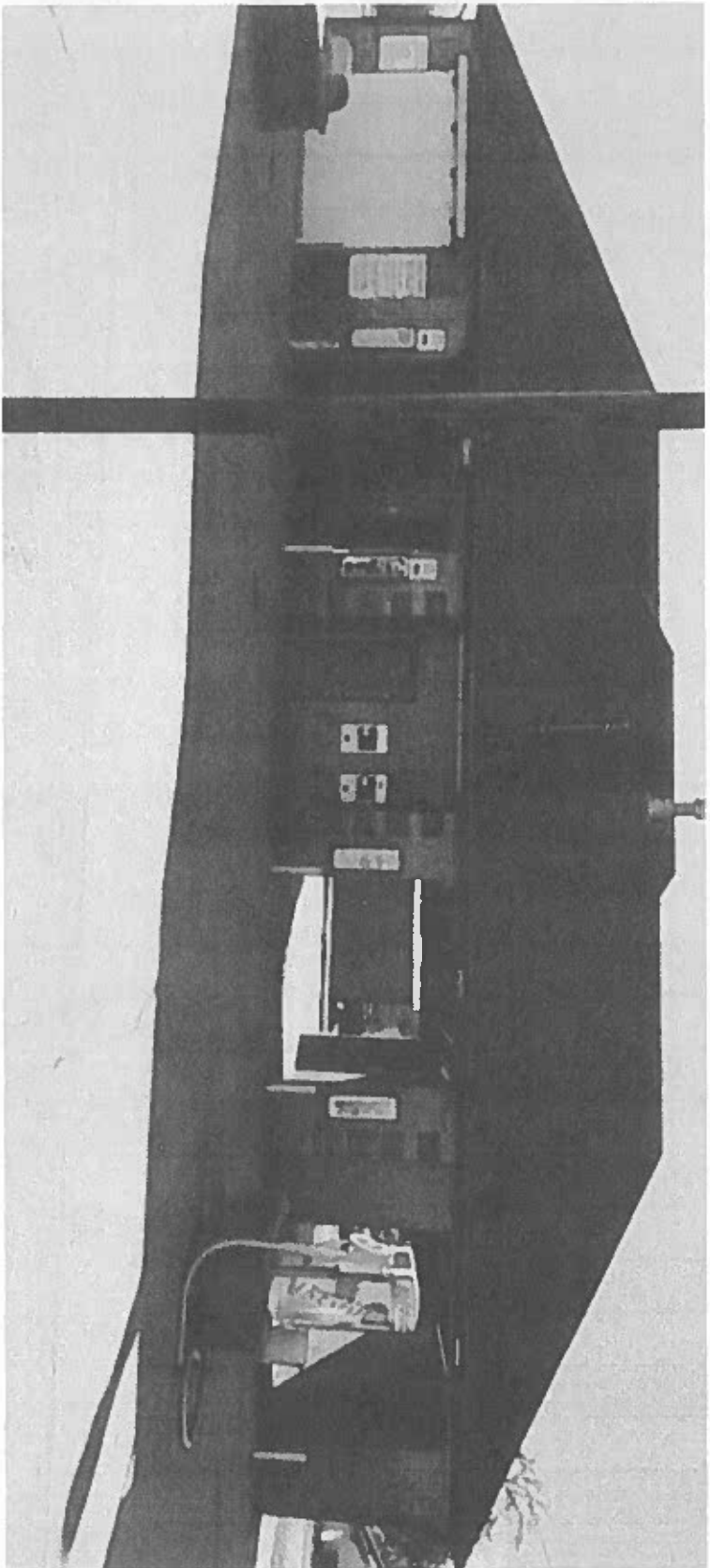
Looking east away from property



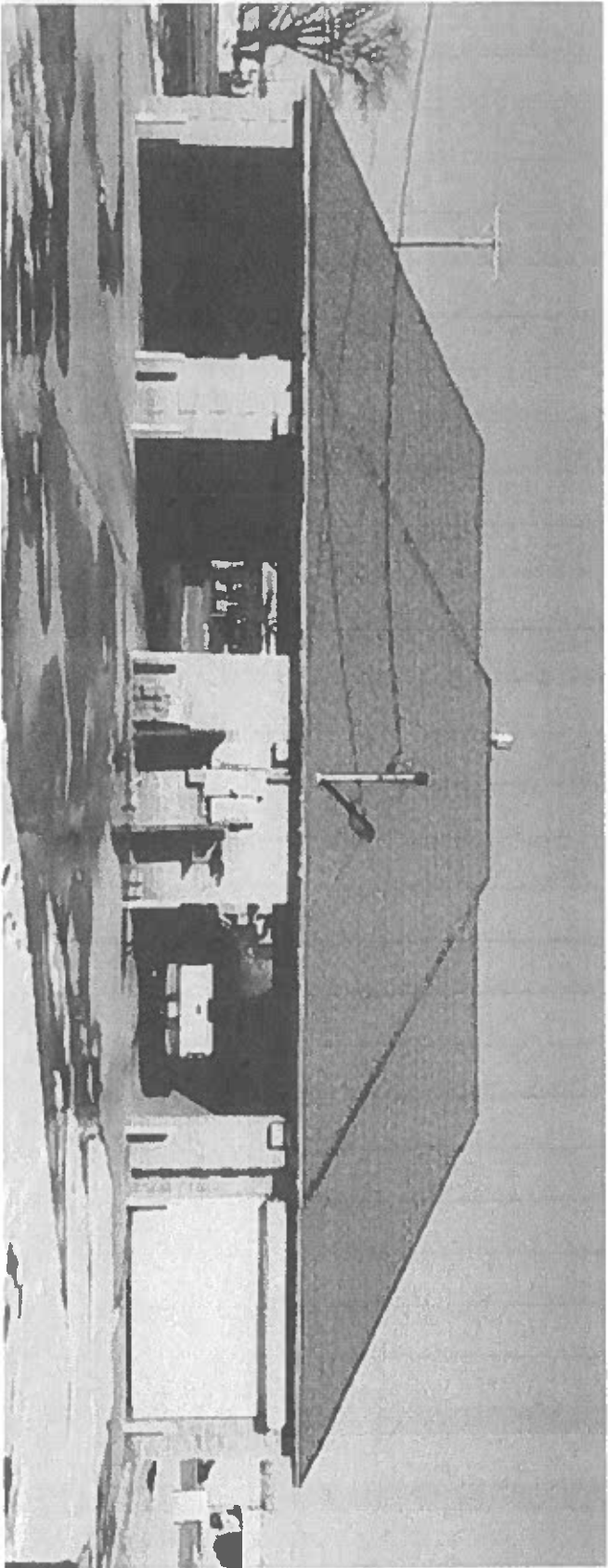
Looking west away from property



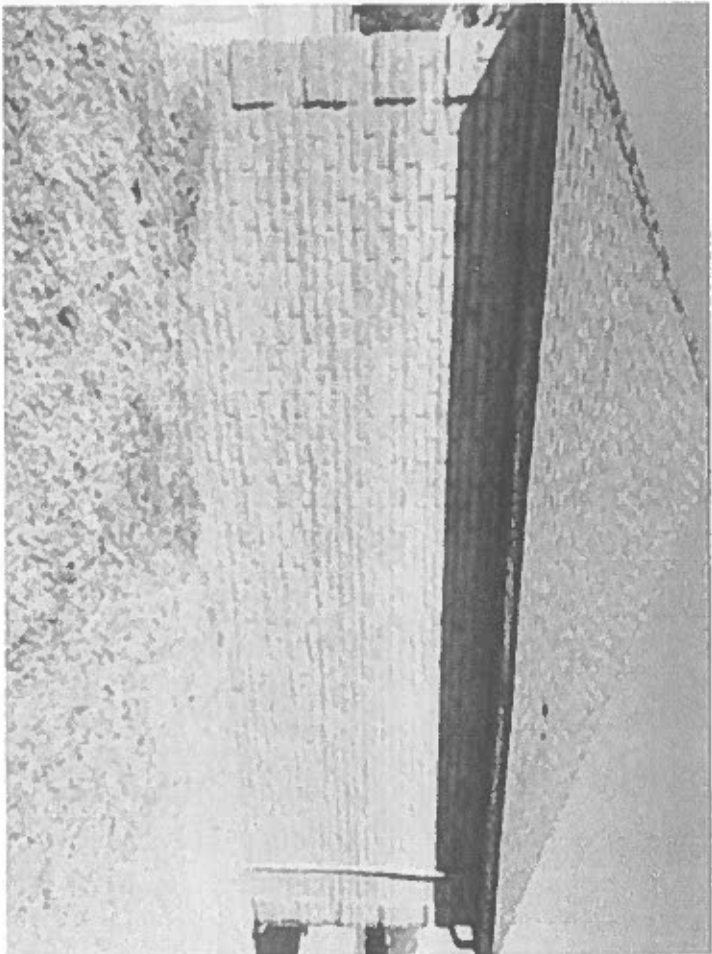
FRONT VIEW



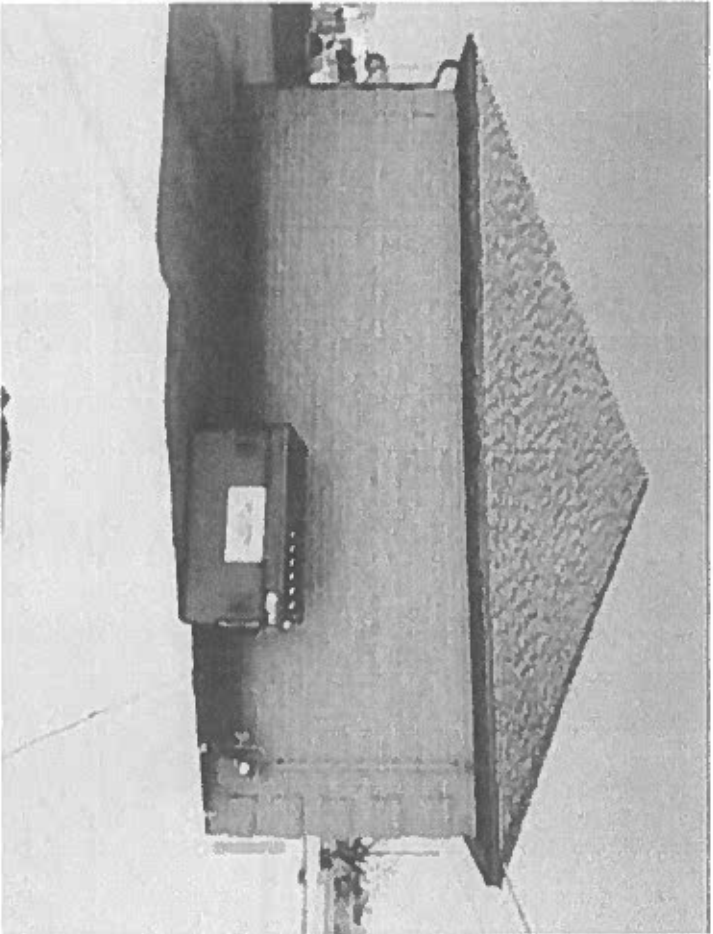
REAR VIEW



EAST VIEW

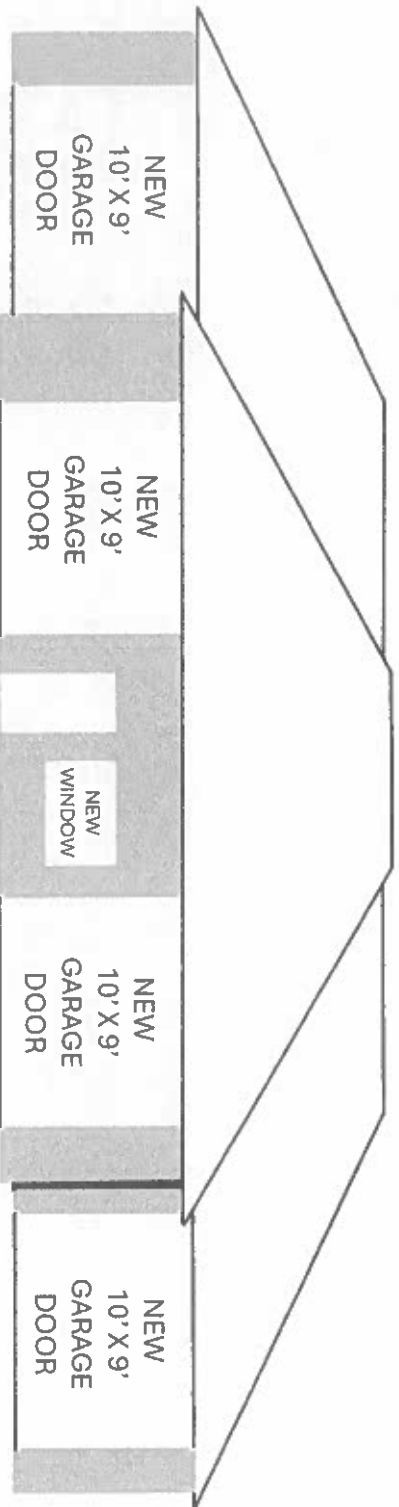


WEST VIEW

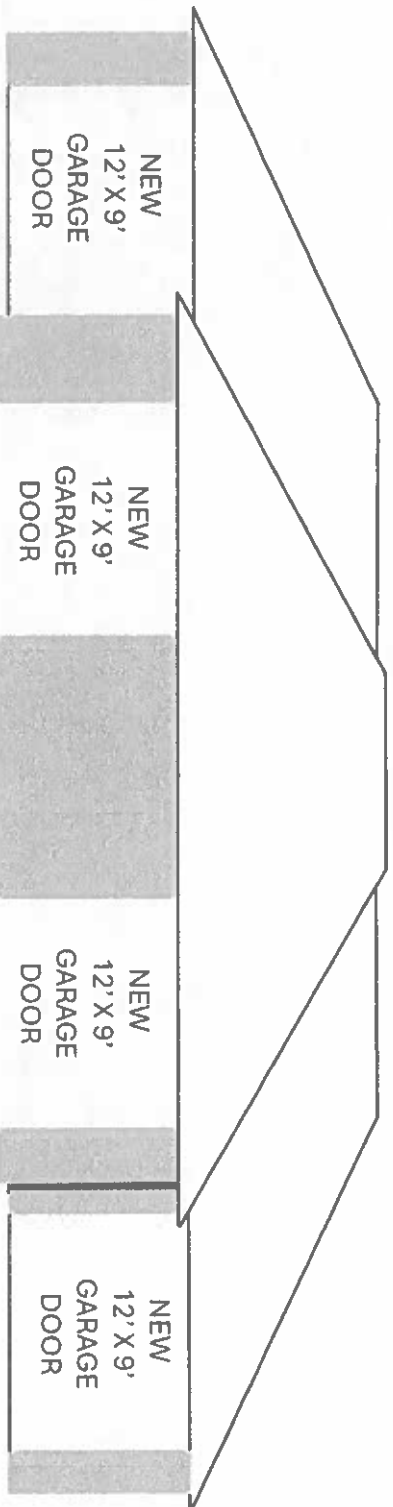


PROPOSED REVISIONS TO BUILDING

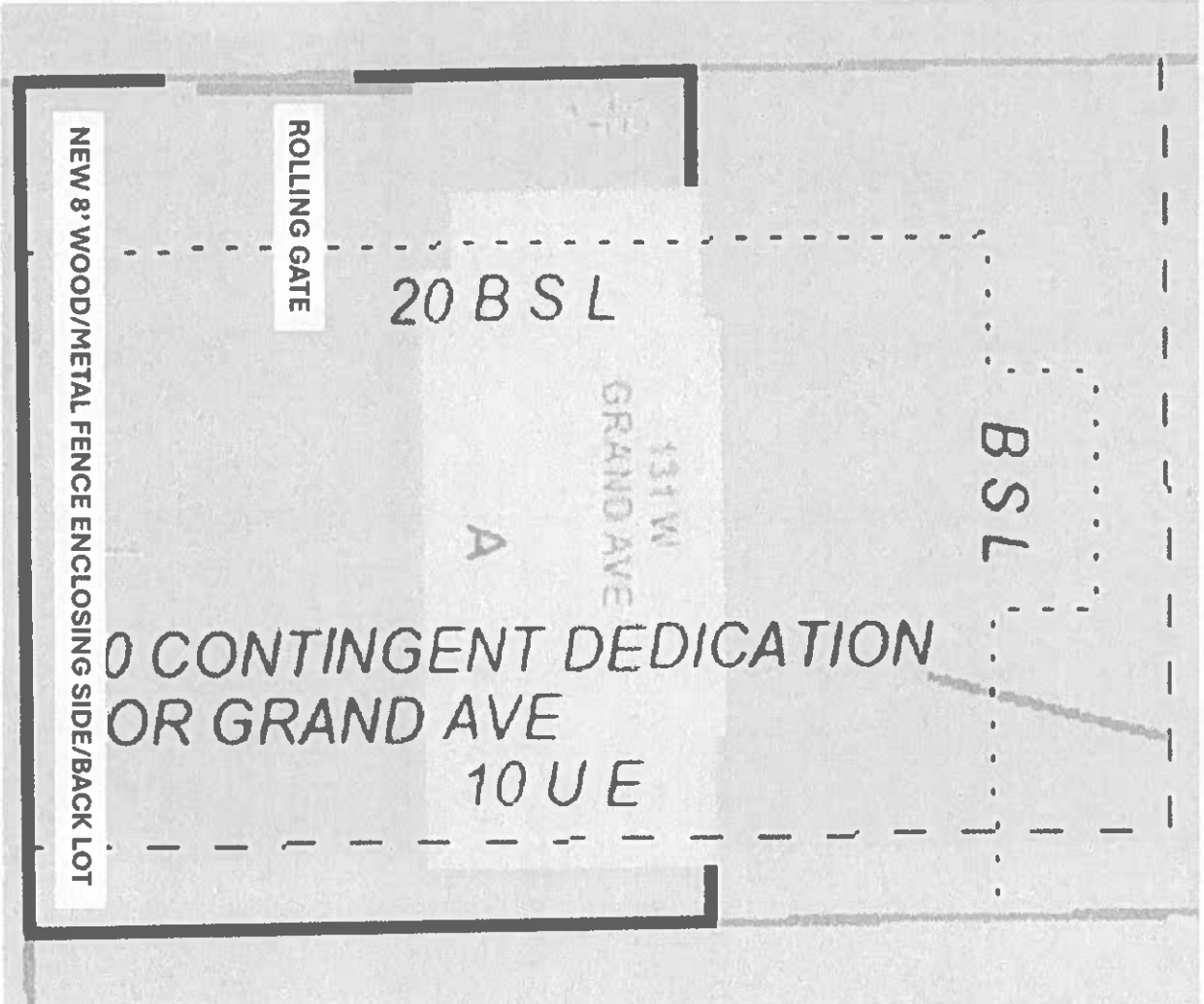
FRONT VIEW



REAR VIEW



PROPOSED REVISIONS TO BUILDING



CLOSING SUMMARY FROM APPLICANT

Being an existing Established Business which takes pride in my Business and Quality Workmanship, I would enjoy relocating my Business to the City of Haysville. I also will comply with all Local Ordinance's and Codes unique to the City. I would like to make required renovations to make this Business reflect the Community Pride which is clearly demonstrated in your Community.



CITY OF HAYSVILLE
 PO Box 404
 200 W. Grand
 Haysville, KS 67060
 Phone: 316/529-5900 | Fax: 316/529-5925
www.haysville-ks.com

**Change of Zoning
Application**

THE RECEIPT OF MONIES DOES NOT CONSTITUTE APPROVAL OF THE APPLICATION

APPLICANT INFORMATION

Name of Applicant: <i>Guadalupe Nicolas Higareda C</i>	Phone: <i>716-806-1863</i>
Mailing Address: <i>2317 S. Ironstone Ct</i>	Email: <i>NickMason7116@gmail.com</i>
City, State, ZIP: <i>Wichita KS 67230</i>	
Name of Authorized Agent or Additional Applicant:	Phone:
Mailing Address:	Email:
City, State, ZIP	

ZONING INFORMATION

The applicant(s) hereby request(s) rezoning of: <i>Light Commercial + Heavy Commercial</i>
Legally Described as Follows: <i>131 W Grand Ave, Haysville, KS 67060</i>
From Zone: <i>LC</i> To Zone: <i>HC</i>

SIGNATURE

Applicant: <i>[Signature]</i>	Date: <i>1-27-25</i>
Agent or Additional Applicant:	Date:

The Haysville Planning Commission may, in certain instances, recommend zoning or rezoning of property located within the city limits. The following items should accompany all requests:

- ✓ 1. Legal description.
- ✓ 2. Proof of ownership.
- ✓ 3. Sketch of property.
- 4. Certified (prepared by an abstract company) ownership list for all properties within 200 feet of subject property if all property is within the city limits or 1000 feet of subject property if all property is outside the city limits or a combination. *Have company information.*
- ✓ 5. Copy of restrictive covenants (if any).
- 6. Filing fee of \$375.00 paid to the City Clerk as set out in Article 17, Section 309 of the Code of the City of Haysville. *Pay when ownership list received!*

OFFICE USE ONLY	
This application was received at the office of the Planning Commission at <i>11:00</i> (am/pm) on <i>1/28/2025</i> , 20____. It has been checked and found to be correct and accompanied by required documents and the appropriate fee of \$375.00.	
Authorized Signature: <i>[Signature]</i> <i>Kaitlyn Hogan</i>	Title: <i>Planning and Zoning Administrator</i>

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: At 6:00 p.m., Thursday, March 13, 2025, in the Council Chambers at City Hall, 200 W Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider a zone change request to vacate portions of the platted access control on the property generally located at the 131 W Grand Ave., legally described as Lot 1, Block A, Fox Addition to Haysville, Sedgwick County, Kansas, 67060.

Comments, both written and oral, will be heard by the Planning Commission at the time of the hearing. Comments can be submitted to: City of Haysville, Attn: Planning Department, 200 W Grand Ave, P.O. Box 404, Haysville, Kansas 67060 or by email to khogan@haysville-ks.com. Written comments will be accepted up to 4:00 p.m. on the day of the meeting.

For additional information call 529-5900 or visit the City's website at www.haysville-ks.com.

(to be published February 20, 2025)



Posting Date	Type of Posting	Description
2025		
01/09/2025	Other	Violation - Nuisance Automobile - 8-401a - 242 S. Wayne Avenue
01/13/2025	Public Hearing	Public Hearing for request for a conditional use permit to build a new wireless communication facility tower
01/15/2025	Ordinance	#1136 - Ordinance Amending Chapter 16A, Zoning Regulations
01/22/2025	Other	Violation - Unlawful Nuisances, 8-401 - 6400 S. Osage Avenue
01/27/2025	Other	Haysville Land Bank Inventory
01/28/2025	Other	Violation - Unlawful Nuisance, Weeds, Dangerous Fence, 8-401, 8-601, 4-1107 - 209 W. Grover Ave., Wichita
02/06/2025	Public Hearing	Public Hearing to consider request to vacate portion of property, Timberlane Plaza Addition
02/11/2025	Resolution	25-01 Conditional Use Permit for Wireless Communication Facility - 200 W. Grand Ave.
02/11/2025	Resolution	25-02 Advisability of improvements, Paving Improvements/Lakefield Addition
02/11/2025	Resolution	25-03 Advisability of improvements, Sanitary Sewage Improvements/Lakefield Addition
02/11/2025	Resolution	25-05 Advisability of improvements, Storm Water Drain Improvements/Lakefield Addition
02/11/2025	Resolution	25-06 Advisability of improvements, Sidewalk Improvements-Meridian/Lakefield Addition
02/11/2025	Resolution	25-07 Advisability of improvements, Sidewalk Improvements-79th Street/Lakefield Addition
02/11/2025	Resolution	25-04 Advisability of improvements, Water Improvements/Lakefield Addition
02/20/2025	Public Hearing	Consideration of Zone Change Request Vacating 131 W. Grand Ave

Type	Definition
Ordinance	Comprise the body of local Haysville law which governs the management of local affairs, the conduct of persons, the use of property, and other matters on which the City of Haysville government exercises its power. General ordinances remain in effect until repealed by another ordinance.
Resolution	Less formal than ordinances. Generally used when (1) required by State statute, (2) when the formality or permanency of an ordinance is not required, (3) when a separately written record is advisable, or (4) when there is doubt that a simple motion of the Governing Body, recorded in the Governing Body minutes, is not sufficient.
Public Hearing	A formal public hearing held in order to receive testimony from all interested parties - including the general public - on a proposed issue or action.
Other Legal Notices	Financial reports, specific meeting agendas, and any other item that does not fit within the previous three categories but still requires publication.

