

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

Agenda

October 10, 2024

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 September 12, 2024
- IV. Public Forum
- V. New Business
  - A. Zone Change - West side of meridian south of 55<sup>th</sup> St.
  - B. Vacation - 731 S Lakeview St
- VI. Old Business
- VII. Correspondence
- VIII. Off Agenda
  - A. Next Meeting Date
- IX. Adjournment

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

Minutes

September 12, 2024

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.

The members present were Mark Williams, Brandon Trube, Debbie Coleman, Tim Aziere, and Jeff Blood. Also present were Deputy Administrative Officer Georgie Carter and Planning and Zoning Administrator Kailyn Hogan.

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The first item of business was the Minutes of August 8, 2024.

Motion by Williams, second by Trube.

To approve the minutes as presented.

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

Motion carried.

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There was no one to speak under the Public Forum.

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Under new business was the approval of the Final Plat for TNT Addition, AOI.

Carter presented the staff report and stated that the agent, Dan Garber from Garber Surveying Service, was here for any questions. Carter stated that staff was recommending approval of the final plat. There were no questions for staff.

Motion by Coleman, second by Blood.

To approve the Lakefield Addition final plat as presented.

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

Motion carried.

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Under new business was the Public Hearing for a Conditional Use to operate a Vehicle Storage Yard Use (Truck Park) at Lot 5, Block E, Orchard Acres.

Carter presented the staff report and stated that the agent, Beau Jarvis with TESSERE located at 1525 E. Douglas Ave., Wichita, KS, was here for any questions. Aziere asked when the zoning for this lot was changed to Heavy Commercial. Carter stated that it changed in 2005.

Aziere asked if the agent would like to speak. Jarvis said yes. Jarvis explained the applicant wanted a conditional use to get his business started. Applicant is not financially ready to start a truck repair business on the lot and is starting with the truck park instead. Jarvis asked to extend the operating time frame to 4:30 am to 8 pm as most traffic is early in the morning and late at night. There were no questions for the agent.

The floor was opened for public comment.

Dan Caywood, residing at 336 S. Twin Pines Ave., stated he was a part of the original public hearing for the 2005 zone change for this lot and is disappointed in the potential new use. Caywood state that

semis and commercial vehicles are not allowed to park in the city limits. He is worried about traffic congestion and that Blossom Ave was never brought up to code. Caywood believes more restrictions should be placed on the lot. He wants to know when the decision will be presented to City Council.

Michael Peak, residing at 1204 E. Riley Ave., declined comment.

Bonnie Boys, residing at 1325 E. Dirck St., presented concern about the conditional use affecting bus routes and children safety. She is concerned about the safety of truckers and whether thorough background checks would be conducted.

Madalyn Bowmaker, residing at 330 S. Twin Pines Ave., believes the truck park would be an eye sore. She stated that allowing the conditional use would lower property values in the neighborhood and that she wouldn't have renovated her house if she knew a truck park would go in. Bowmaker is concerned about who will be monitoring the running trucks and whether or not sleepers would be in the truck park. She doesn't see a need for the truck park when the free semi parking at the casino is down the road.

Carrie McDonald, residing at 1219 E Dirck St., stated concern for sex trafficking, drug trafficking, human trafficking, and general crime in the neighborhood with truckers. She is concerned about decreasing property values and the safety of children with trucks entering and exiting the neighborhood. McDonald also stated concern for noise and the surface of Blossom Ave deteriorating.

Jarvis rebutted public comments by stating that he and the applicant believe the truck park is a good project for the zone. He understands the public comments but believes the truck park will be a better use than surrounding and past businesses on the lot.

Caywood spoke again stating concern for the lack of bathroom facilities on the site due to the allowed operating hours.

The floor was closed for public comment.

Blood stated that he discovered that school buses don't stop on S. Broadway Ave on a site visit. He stated that he saw no kids walking down Blossom Ave. Blood asked if all buses go into the neighborhood. Carter stated she did not have that information.

Trube asked why there are no plans to add water utilities to the lot. Jarvis explained it would be part of phase two with the repair shop and truck cleaning station.

Williams asked about the road conditions on Blossom Ave. Aziere stated that there is most likely 6in of asphalt on Blossom Ave and that it is not in good condition. Aziere stated that Blossom Ave is not the truck park's responsibility to repair or maintain.

Aziere stated concern for the proposed gravel surface. He noted that other neighboring existing uses on S. Broadway Ave use gravel. Aziere stated that it would be overly burdensome to maintain that the truck park do more than use a gravel surface. Aziere stated that he would appreciate a wood fence as a solid screen on all sides and that it would be a good idea to provide bathrooms for the truck park customers and the idea should be revisited by the applicant.

Coleman stated she also conducted a site visit. She explained the need for a wood fence on all sides.

She asked if the applicant had considered gating. Jarvis explained the applicant has plans for an automatic gate. Truck park customers would have a gate code or gate key to gain access to the lot. Trube asked if there would need to be a structure to house the gate electronics. Jarvis stated that was correct, but it is not in the plans as of right now. Owner is not yet ready financially to install the gate.

Blood asked if there was still an engine break ordinance on US-81 within city limits. Trube stated the sign was still up on S. Broadway Ave. Aziere stated that whether Jake Brakes were allowed would be a question for KDOT.

Aziere asked Caywood if the trucks were to exit the neighborhood before residents if that would be a solution. Caywood state that Aziere was overlooking the problem with Blossom Ave. Caywood was confused as to why the city was entertaining the truck park access on Blossom Ave when KDOT denied access to S. Broadway Ave. Aziere stated that Blossom Ave is intended to be a collector street.

A citizen from the crowd asked if a stop light would be put it on Blossom Ave if the truck park was approved. Aziere said no. Blossom Ave and S. Broadway Ave do not reach the minimum traffic volume necessary to install a traffic light.

Caywood stated concern for extra water runoff. Aziere stated that KDOT requires new businesses to not produce more runoff than before developing.

Aziere asked citizens what agreeable operating hours would be. Citizens could not come to a consensus.

Trube asked what the current noise ordinance for the area was. Carter stated that the noise from the trucks starting would not be considered a nuisance.

Williams asked if the proposed use would fall under a zone change. Aziere said no.

A citizen from the crowd asked again if a Blossom Ave would need a traffic light to manage neighborhood traffic with multiple entrances. Aziere stated again that the intersection doesn't meet traffic volume requirements for a traffic signal.

Blood asked if truck idling could be restricted. Blood stated that he didn't believe the trucks would need to run for an hour before leaving. He stated concern for air quality.

Motion by Trube, second by Coleman.

To approve the Conditional Use with modification of operating hours from 9 am to 8 pm.

Trube aye, Coleman aye, Aziere aye.

Williams nay, Blood nay.

Motion carried.

Carter stated that the conditional use would now be going to City Council for final approval on October 15. She stated that City Council will not have a public hearing, but citizens are able to speak. Carter recommends citizens contact their City Council Representative.

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Under new business was the discussion of changes to the Zoning Chart and Zoning Definitions.

Hogan presented the changes to the zoning chart. She stated that this was just a review, and final changes would be submitted through a public hearing before the end of the year.

Blood asked if the new term Renewable Energy Systems included all forms of renewable: wind and solar. Hogan said yes.

Hogan presented the changes to the zoning definitions. Blood asked if there was a reason Renewable Energy Systems would not be allowed in any districts. Carter explained that these systems were starting to pop up, and the city is not yet reviewed where they should be allowed. Carter clarified that the definitions for Renewable Energy Systems are referring to commercial establishments, not including personal solar panels.

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Under new business was the election of Secretary.

Aziere asked if there if were any nominations for Secretary. Coleman nominated Kailyn Hogan to serve as Secretary.

Motion by Coleman, second by Trube.

To approve the election of Secretary.

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

Motion carried.

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There was no old business.

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There was no correspondence.

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Under off-agenda Coleman stated that Gathering at the Gazebo is Saturday, September 21<sup>st</sup> starting at 4:30 pm. Trick or Treat on Main Street is Thursday, October 31<sup>st</sup> from 4 to 6 pm.

Carter stated the next meeting will most likely be the second Thursday, October 10, 2024.

Motion by Trube, second by Coleman.

To adjourn tonight's meeting.

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

Motion carried.

The meeting adjourned at 7:10 p.m.



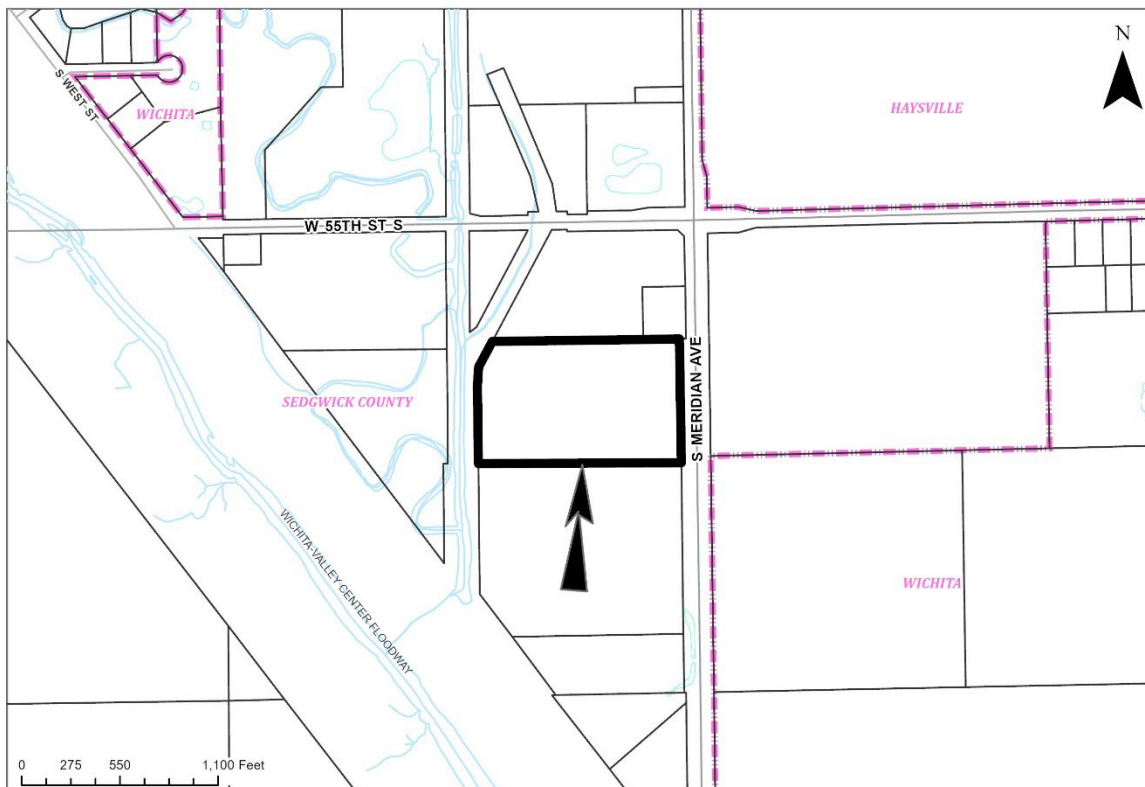
## STAFF REPORT

MAPC: September 26, 2024

CAB 2: No Meeting

Haysville Planning Commission: October 10, 2024

- CASE NUMBER:** ZON2024-00042 (County)
- APPLICANT/AGENT:** Willis E. Hartman Living Trust (applicant) / PSC Consulting, LLC, Iron Horse Development (agents)
- REQUEST:** TF-3 Two-Family Residential District
- CURRENT ZONING:** SF-20 Single-Family Residential District
- SITE SIZE:** 17.762 acres
- LOCATION:** Generally located on the west side of South Meridian Avenue and with 600 feet south of West 55<sup>th</sup> Street South.
- PROPOSED USE:** Duplex Development
- RECOMMENDATION:** Approve



**BACKGROUND:** The applicant is requesting a zone change from SF-20 Single-Family Residential District (SF-20) to TF-3 Two-Family Residential District (TF-3) to allow for a duplex development. The subject site is generally located on the west side of South Meridian Avenue and with 600 feet south of West 55<sup>th</sup> Street South. The site is currently undeveloped.

Should the zone change be approved, several property development standards will change, as seen in the table below:

Property Development Standards	SF-20 Single-Family	TF-3 Two-Family
Minimum Lot Area	20,000 sq feet	Single-family: 3,500 Duplex: 3,000/unit Multi-family: 3,000/unit Nonresidential: 5,000
Front Setback	25 feet	25 feet
Rear Setback	25 feet	20 feet
Interior Side Setback	10 feet	6 feet
Street Side Setback	20 feet	15 feet
Maximum Height	35 feet	35 feet
Minimum Lot Width	100 feet	35 feet

Should the Zone Change be approved, screening would not be required as the subject site abuts SF-20 Districts on all sides.

Properties to the north are zoned SF-20 and LC Limited Commercial District (LC) and currently in use as farmland. Properties to the west are zoned SF-20 and are developed with single-family dwellings and as farming/ranch land. Properties to the south are zoned SF-20 and are used as farmland. Properties to the east are zoned LC, SF-20, and SF-5 Single-Family Residential District (SF-5) and are developed with single-family dwellings and also used as farmland.

**CASE HISTORY:** The subject site is currently unplatted. Platting for a duplex development will need to occur before any building permits are issued. There are no other zoning cases associated with this property.

**ADJACENT ZONING AND LAND USE:**

NORTH:	SF-20/LC	Farmland
SOUTH:	SF-20	Single-family dwellings, Farmland
EAST:	SF-20/LC/SF-5	Farmland, Single-family dwellings
WEST:	SF-20	Single-family dwellings, Farming/Ranch

**PUBLIC SERVICES:** The site has access to South Meridian Avenue, a four-lane arterial street with no sidewalks on either side. City of Wichita water and sewer mains are located approximately 600 feet away from the northeast corner of the subject site in the intersection of South Meridian Avenue and West 55<sup>th</sup> Street South. It is anticipated that the water and sewer mains would need to be extended in order to serve the site.

**CONFORMANCE TO PLANS/POLICIES:** The requested zone change is in partial conformance with *The Community Investments Plan*. The *Community Investments Plan* (the Wichita-Sedgwick County Comprehensive Plan) includes the 2035 Wichita Future Growth Concept Map. The Map identifies the area in which the site is located to be appropriate for “Small City Urban Growth Area”, which the *Plan* defines as: “Generally located adjacent to existing municipal boundaries, these areas indicate the likely direction and magnitude of growth these communities can expect to experience out to the year 2035. Growth direction and amount is based upon municipal political considerations, anticipated population growth, efficient patterns of growth, current infrastructure

limitations, cost effective delivery of future municipal services, and environmental factors.” With the subject site being in the Haysville Urban Growth Area, staff reviewed the Haysville Comprehensive Plan to identify the proposed future land use of the subject site. The attached 2022 Haysville Future Community Growth Patterns Map from the City of Haysville identifies the site as appropriate for Neighborhood Mixed-Use. The Haysville Planning Department defines Neighborhood Mixed-Use as “a mix of residential types and small-scale commercial and institutional uses that are typically meant to serve the needs of the surrounding neighborhood but does not include drive-thru businesses like banks, restaurants, or car washes.” Staff believes that a duplex development at this location would fit the description of Neighborhood Mixed-Use.

**RECOMMENDATION:** Based upon the information available at the time the staff report was completed, staff recommends **APPROVAL** of the request.

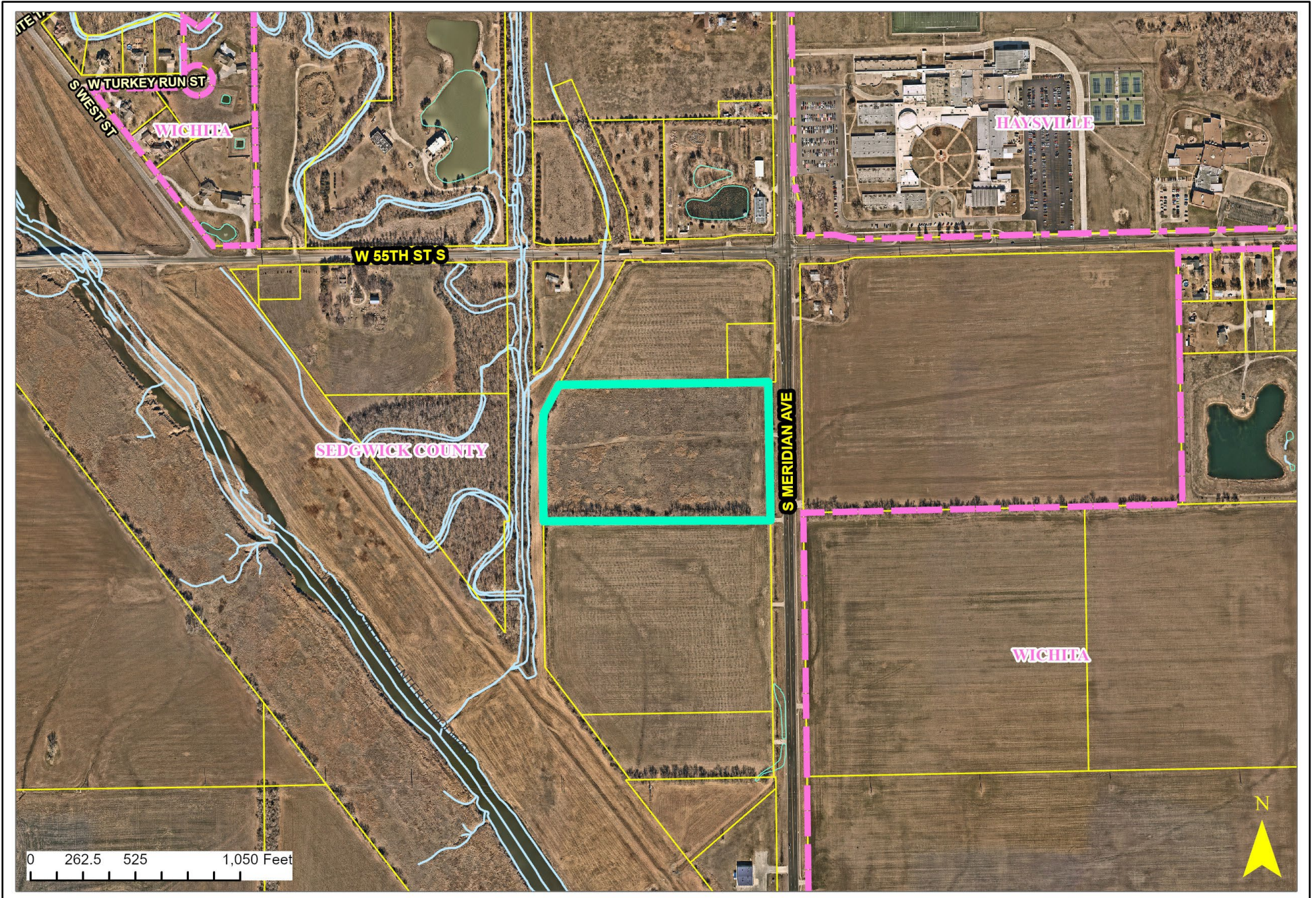
The recommendation is based on the following findings:

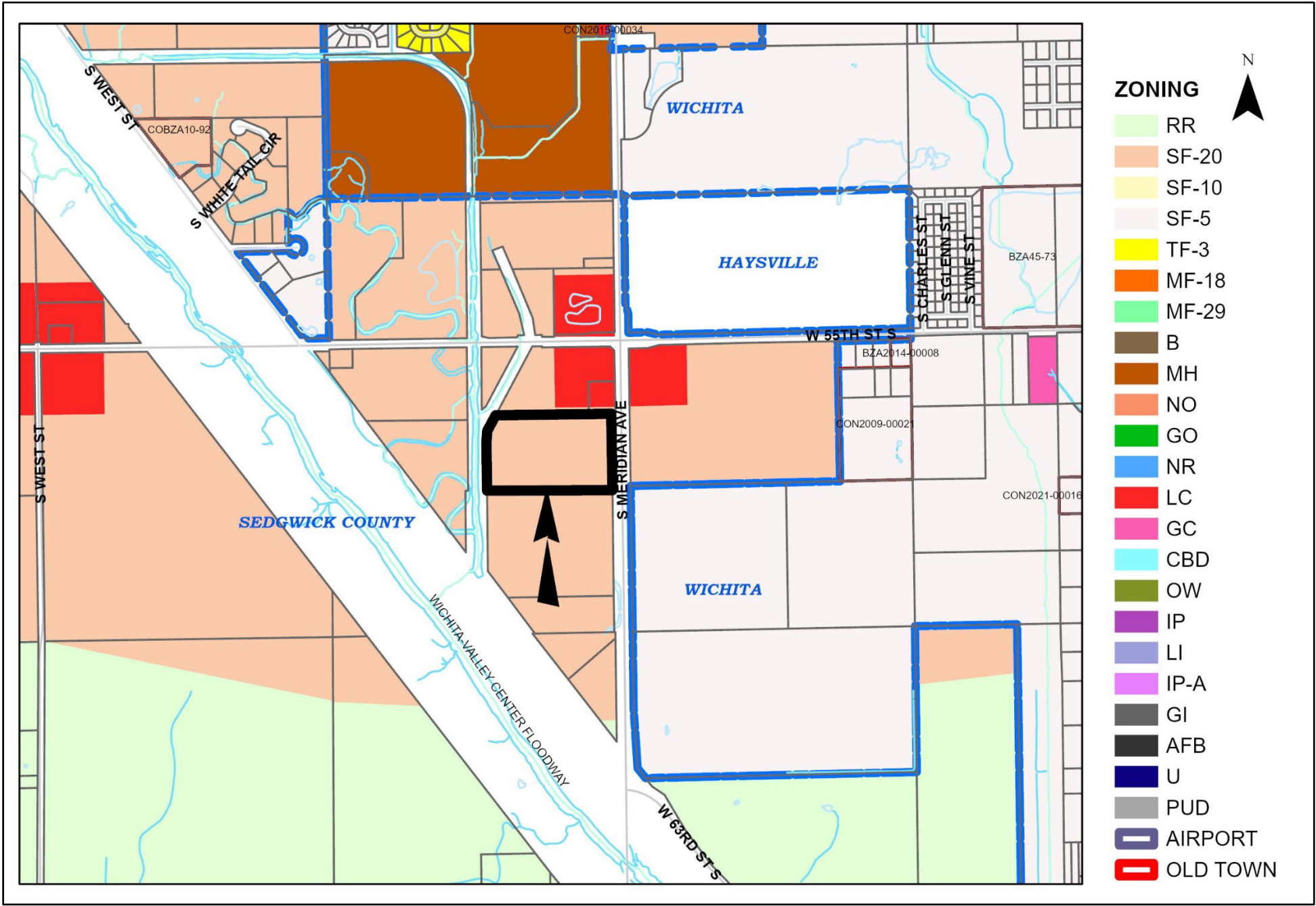
1. **The zoning, uses and character of the neighborhood:** Properties to the north are zoned SF-20 and LC Limited Commercial District (LC) and currently in use as farmland. Properties to the west are zoned SF-20 and are developed with single-family dwellings and as farming/ranch land. Properties to the south are zoned SF-20 and are used as farmland. Properties to the east are zoned LC, SF-20, and SF-5 Single-Family Residential District (SF-5) and are developed with single-family dwellings and also used as farmland.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is presently zoned SF-20 Single-Family Residential District and is suitable for single-family use and a limited number of public and civic, commercial, industrial, and agricultural uses.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Should the zone change be approved, it is not anticipated that nearby properties would not be detrimentally affected.
4. **Length of time the property has been vacant as currently zoned:** The property is currently used for farmland.
5. **Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed on the applicant:** Approval of the request would allow single-family or duplex development. Denial may represent economic loss to the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested zone change is in partial conformance with *The Community Investments Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** It is not anticipated that development of the property will have significant negative impacts on community facilities or resources.
8. **Opposition or support of neighborhood residents:** At the time of the publication of the staff report, staff has not received any comments from the public.

Attachments:

- 1) Aerial Map
- 2) Zoning Map
- 3) Land Use Map
- 4) 2022 Haysville Future Community Growth Patterns Map
- 5) Site Photos













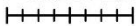
# 2035 Urban Influence Growth Areas Map

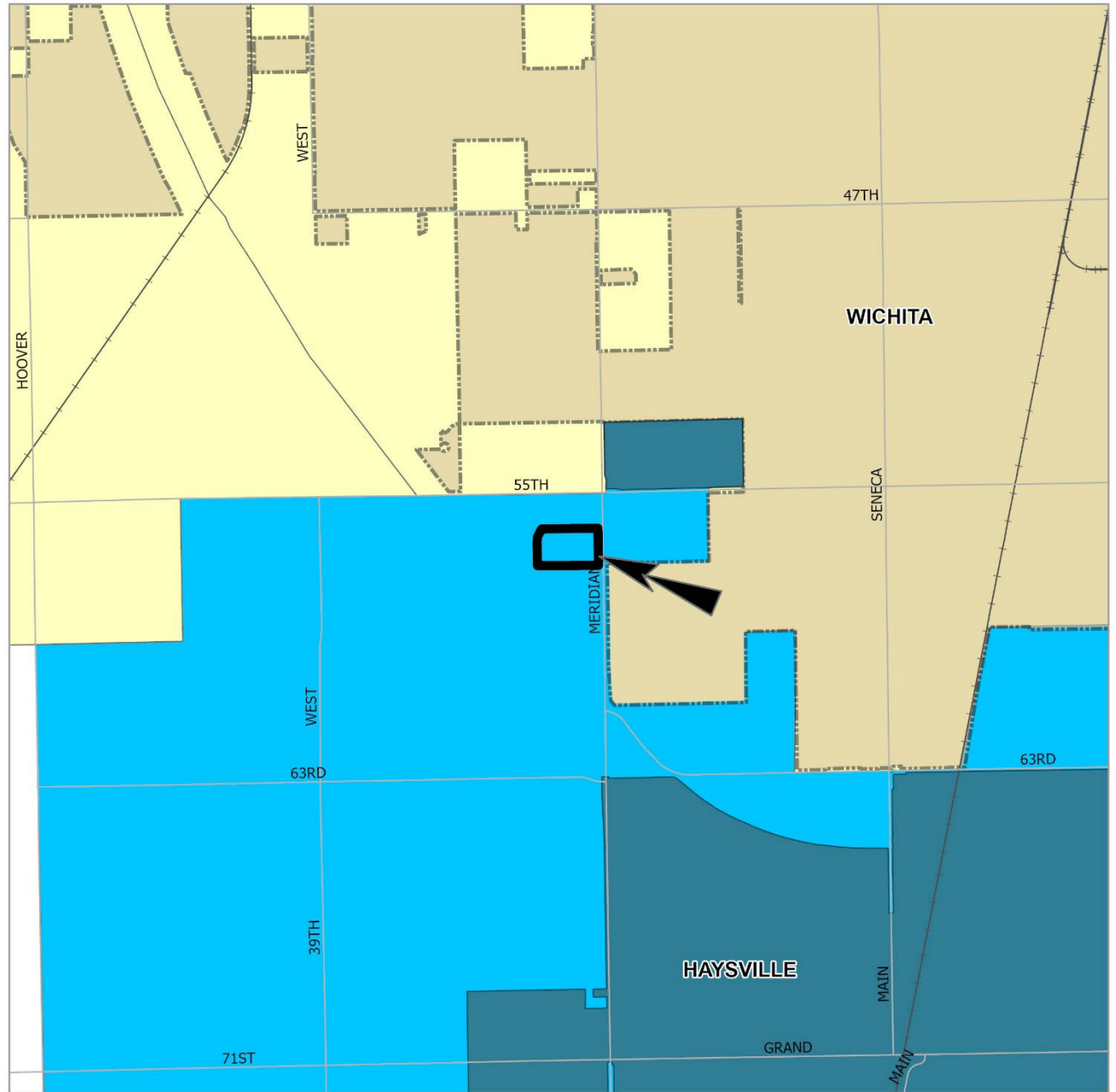
(This map is not reflective of the Zoning Areas of Influence in Sedgwick County)

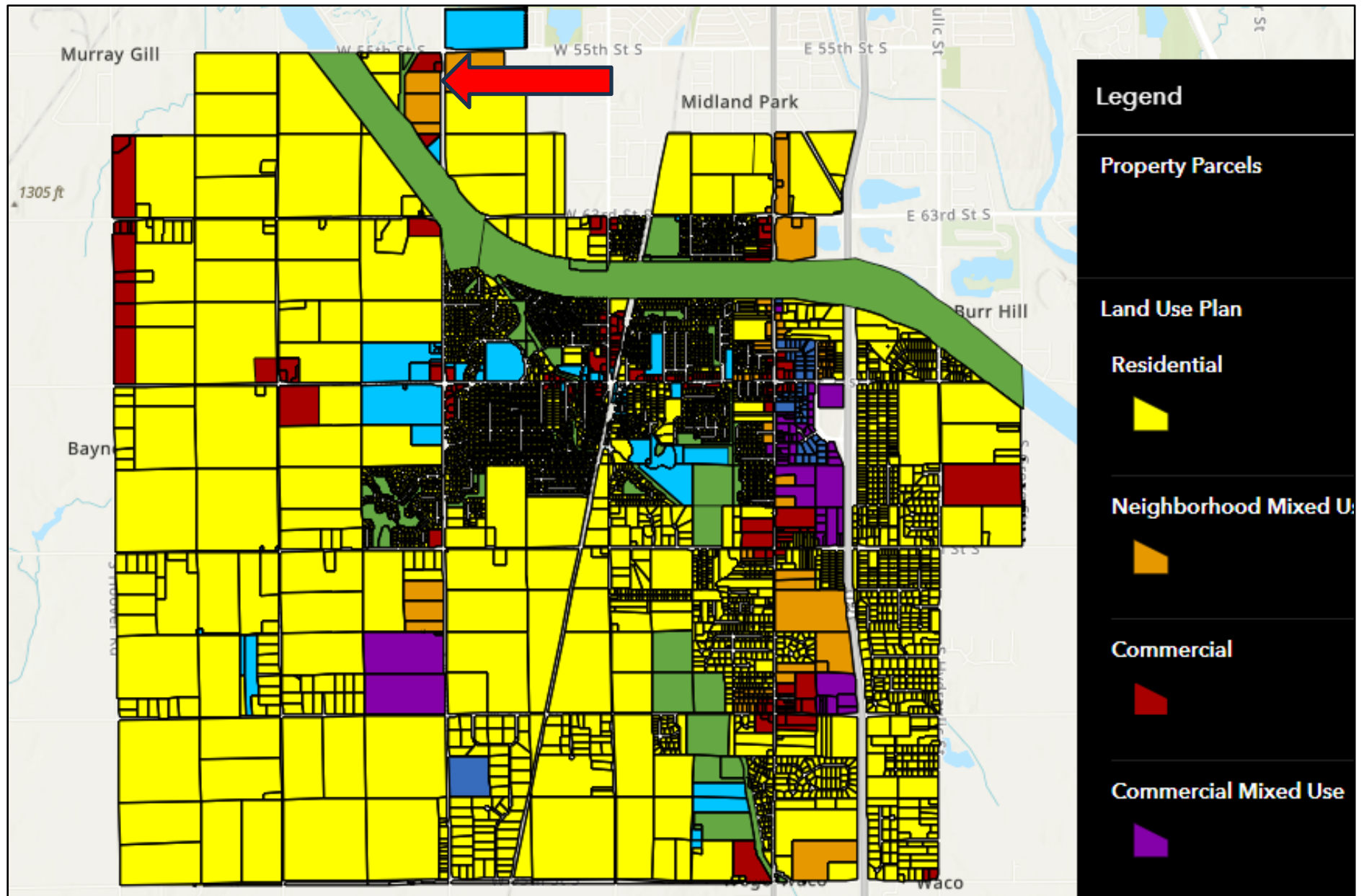


## Legend

-  Application Area
-  Wichita Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Small City Urban Growth Area
-  Rural Area
-  Small City Limits
-  Wichita City Limits
-  K-96 Special Use Corridor

0 500,000 2,000 Feet  






**Looking west into site**



**Looking south away from site**



**Looking east away from site**



**Looking north away from site**





**Wichita-Sedgwick County  
Metropolitan Area  
Planning Department**

Willis E. Hartman Living Trust  
10500 E. Berkley Square Pkwy  
Suite 200 #100  
Wichita, KS 67206

September 26, 2024

Iron Horse Development  
142 N. Emporia  
Wichita, KS 67202

**RE: ZON2024-000042** – Zone Change request in the County from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District, Generally located on the west side of South Meridian Avenue and with 600 feet south of West 55<sup>th</sup> Street South.

Dear Applicant,

At its regular meeting on **September 26, 2024**, the Wichita-Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** the request to change zoning from SF-20 Single-Family Residential District to TF-3 Two-Family Residential District.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) **To be effective, the protest must be filed by 5:00 p.m. on October 10, 2024.** In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 1,000 feet of the property for which the application was filed, or 200 feet into the City limits of Wichita, and must be submitted to the County Clerk by **October 10, 2024, at 5:00 p.m.**

This application will be presented to the Haysville Planning Commission on **Thursday, October 10, 2024**, beginning at 6:00 pm. The Haysville Planning Commission meets at 200 West Grand Avenue, Haysville, Kansas. This application will be presented to the Board of County Commissioners on **Wednesday, November 13, 2024**, beginning at 9:00 a.m. The Board of County Commissioners meeting will be held 100 North Broadway, Lower Level, Wichita, Kansas.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Brad Eatherly

Current Plans  
Senior Planner

CC: Sarah Lopez, Commissioner, District 2  
Kailyn Hogan, City of Haysville  
PSC Consulting LLC, Attn: Kim Edgington 2532 N. Cardinal Dr. Wichita, KS 67204  
MABCD



# Haysville Planning Commission Staff Report

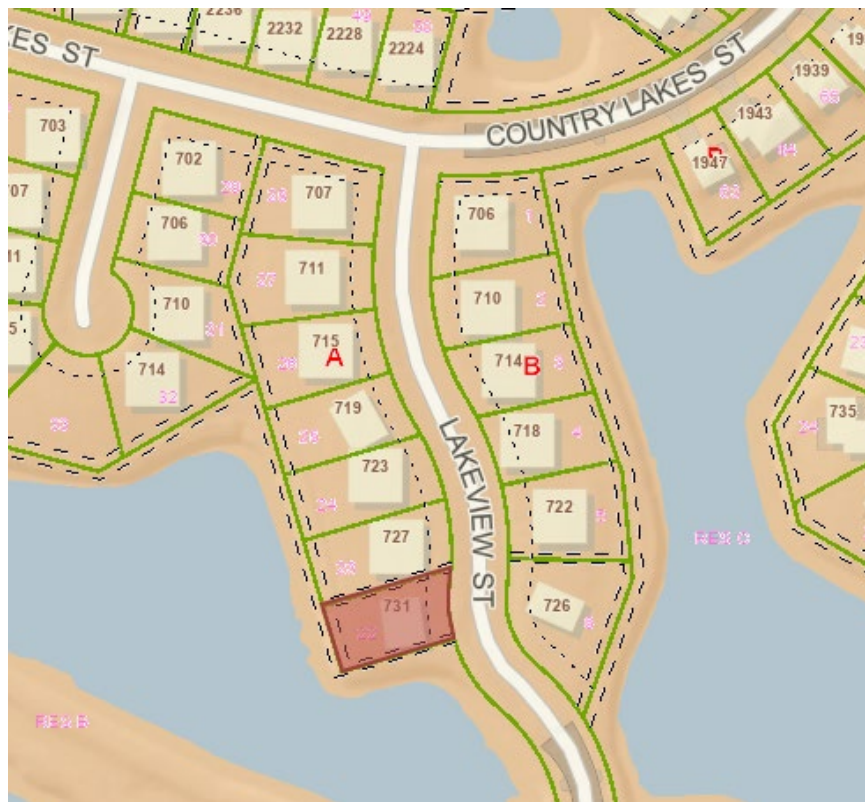
**AGENDA ITEM: IV-A**

**Subject:** Vacation of a portion of Utility Easement in Lot 22, Block A, Country Lakes 2<sup>nd</sup> Addition.  
**Location:** 731 S Lakeview Street, Country Lakes 2<sup>nd</sup> Addition  
**Meeting Date:** October 10, 2024  
**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>
<b>Planning Commission</b>	10/10/2024	Hold required public hearing. Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the Haysville City Council.
<b>City Council Meeting</b>	11/12/2024	Adopt the recommendation of the Planning Commission as presented, or deny the recommendation.

**LOCATION**

The area of application is attached below.





## REQUEST

To vacate a portion of drainage and utility easement in Lot 22, Block A, County Lakes 2<sup>nd</sup> Addition to Haysville, Sedgwick County, Kansas to be vacated as described below:

*A portion of the 20 foot wide Drainage and Utility Easement lying within Lot 22, Block A, Country Lakes 2nd Addition, Haysville, Sedgwick County, Kansas, more particularly described as COMMENCING at the southwest corner of Lot 22, in said Block A; THENCE N74°23'21"E, 10.00 feet to a point on the east line of said 20 foot wide Drainage and Utility Easement, and to the POINT OF BEGINNING; THENCE N15°36'39"W along the east line of said 20 foot wide Drainage and Utility Easement, 35.00 feet; THENCE S74°23'21"W, 7.00 feet; THENCE S15°36'39"E, 27.00 feet; THENCE S56°47'48"E, 10.63 feet to the POINT OF BEGINNING.*

Applicant has constructed an above ground pool within the southwest portion of the drainage and utility easement located at the rear of their property. Sedgwick County GIS had the easement labeled incorrectly prior to installation and approval. Vacating the portion of the easement would allow the pool to remain in its current location.

The property owner has submitted the request.

## BACKGROUND INFORMATION

The County Lakes 2<sup>nd</sup> Addition of Haysville was first platted in March of 2007.

The Home was built in 2018.

The building permit for the above ground pool was secured June of 2024 and the pool subsequently built.

## RECOMMENDED ACTION

Approve the vacation request.

Staff does not see any negative impact on the residents in the area. Vacating a portion of this utility easement will allow the constructed pool to stay in the southwest corner of the property, as the current easement would necessitate the moving of the pool. Utility companies have been contacted.

## PUBLIC REVIEW

The public hearing notice was published on September 16, 2024. Any comments received as of October 8, 2024, are attached. Comments received after 4 p.m. will be distributed at the meeting.

## ATTACHMENTS

Site Plan

Application for Vacation

Kansas Gas Map

Evergy's Letter

Clearance from Bodies of Water Service Standard

Evergy Utility Map

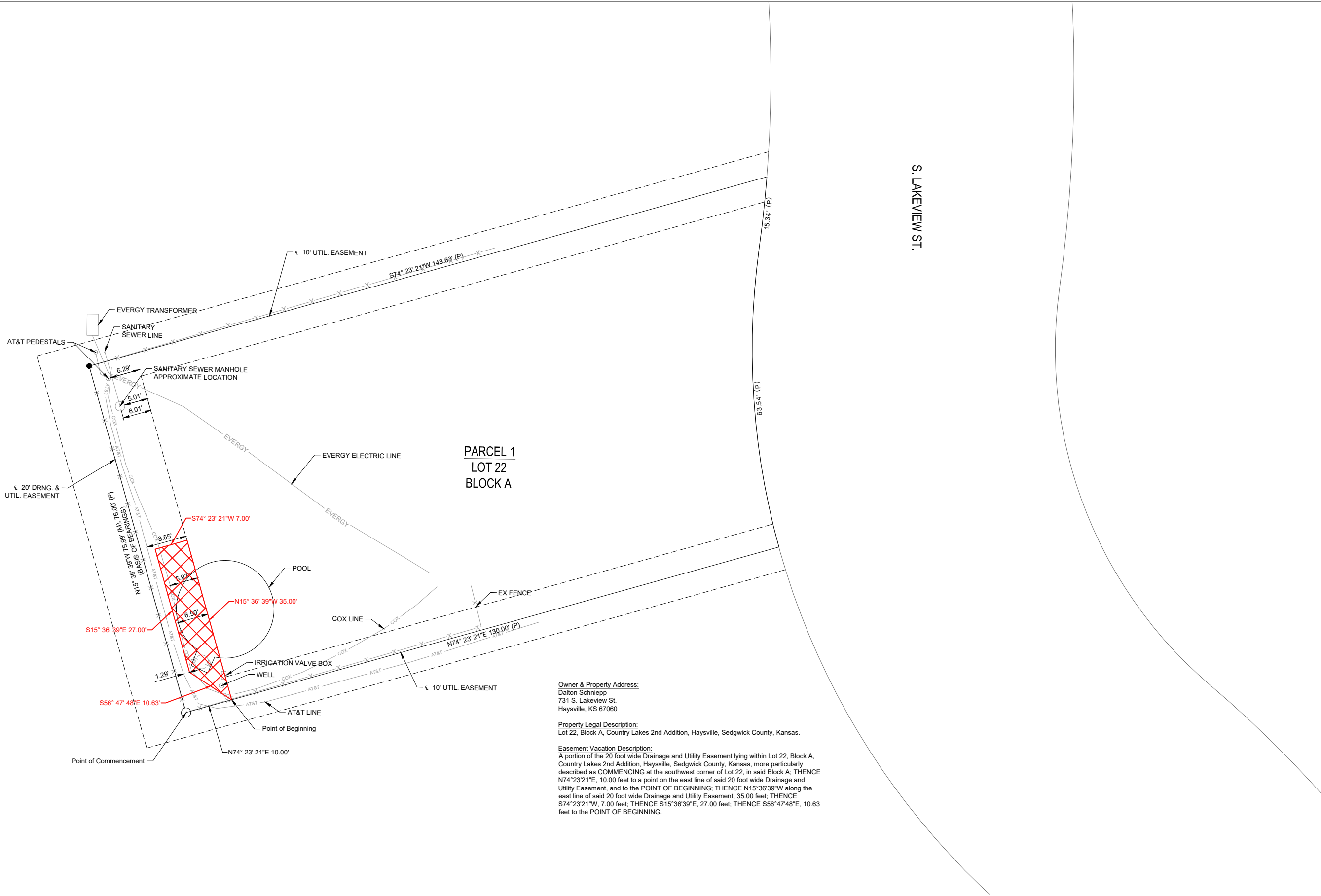
Public Works Utility Map

Copy of the Public Hearing Notice

## COMMENTS

- Response from utility companies on the vacation of a portion of the platted utility easement:
  - Haysville Public Works had no issues with vacating this portion of the easement, as the sanitary sewer system terminates at the northwest corner of the lot.
  - PEC had no issues with the vacation. PEC stated that any utility relocation would be at the applicant's expense, requested that the surveyor provide a better legal description, and recommended that the site plan be modified to include distances and bearings along the two west lines of the vacation area.
  - AT&T objected to the vacation as they currently have facilities placed within the easement. They would be willing to allow an encroachment into the easement. They also stated that if facilities require relocation or repair due to the construction, it will be at the applicant's expense.
  - Cox utility records did not match the applicant's survey. Cox needed a planner to survey on their end.
    - After conducting own survey, Cox had no conflicts.
  - Sedgwick County Public Works commented on the lack of a legal description for the portion of the easement to be vacated. They also recommended the following amendments to the site plan:
    - Label the easement as "Drainage and Utility Easement," and;
    - Show the utility easements on the side property lines.
  - Sedgwick County Stormwater Management had no comment. Property is outside of County jurisdiction.
  - Evergy had no objection. They provided a service standard that shows the proper clearance from bodies of water that must be maintained for electrical safety. The pool must meet that standard. They also stated that any equipment relocation or removal would be at the applicant's expense.
  - Kansas Gas had no conflicts.
- The agent supplied an updated site plan with a legal description on October 4, 2024.
  - The following comments from PEC were received on October 7, 2024:
    - Add the distance and bearing between the POC and the POB.
    - To the legal description, revise to read "... Country Lakes 2<sup>nd</sup> Addition, Haysville, Sedgwick County...."
  - The following comment from Sedgwick County was received on October 8, 2024:
    - Add "Haysville" to the property legal description.

FILE LOCATION: C:\Users\Engineer\_1\OneDrive - CED\2024\3426\DWG\Vacation.dwg TAB NAME: 11x17 USER: Engineer\_1 SAVED: 10/7/2024 9:16 PM PLOTTED: 10/7/2024 9:17 PM



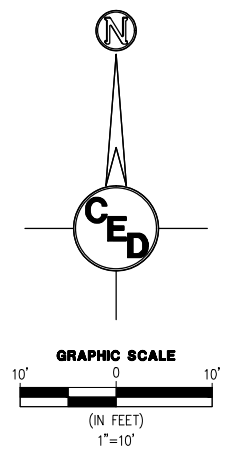
**PARCEL 1  
LOT 22  
BLOCK A**

**Owner & Property Address:**  
Dalton Schniepp  
731 S. Lakeview St.  
Haysville, KS 67060

**Property Legal Description:**  
Lot 22, Block A, Country Lakes 2nd Addition, Haysville, Sedgwick County, Kansas.

**Easement Vacation Description:**  
A portion of the 20 foot wide Drainage and Utility Easement lying within Lot 22, Block A, Country Lakes 2nd Addition, Haysville, Sedgwick County, Kansas, more particularly described as COMMENCING at the southwest corner of Lot 22, in said Block A; THENCE  $N74^{\circ} 23' 21'' E$ , 10.00 feet to a point on the east line of said 20 foot wide Drainage and Utility Easement, and to the POINT OF BEGINNING; THENCE  $N15^{\circ} 36' 39'' W$  along the east line of said 20 foot wide Drainage and Utility Easement, 35.00 feet; THENCE  $S74^{\circ} 23' 21'' W$ , 7.00 feet; THENCE  $S15^{\circ} 36' 39'' E$ , 27.00 feet; THENCE  $S56^{\circ} 47' 48'' E$ , 10.63 feet to the POINT OF BEGINNING.

S. LAKEVIEW ST.



- LEGEND:**
- - 1/2" REBAR W/ ORANGE "BAUGHMAN" CAP (FOUND)
  - - 1/2" REBAR W/ BLUE ILLEGIBLE CAP (FOUND)
  - (P) - PLATTED
  - (M) - MEASURED
  - (C) - CALCULATED

<b>CERTIFIED ENGINEERING DESIGN, P.A.</b>		
<b>CEED</b>	1935 WEST MAPLE STREET WICHITA, KANSAS 67213 PH: (316) 262-8808 FAX: (316) 262-1669	SHEET 1
		TOTAL 1



**CITY OF HAYSVILLE**

PO Box 404  
200 W. Grand  
Haysville, KS 67060  
Phone: 316/529-5900 | Fax: 316/529-5925  
[www.haysville-ks.com](http://www.haysville-ks.com)

**Vacation Application**

**THE RECEIPT OF MONIES DOES NOT CONSTITUTE APPROVAL OF THE APPLICATION**

**APPLICANT INFORMATION**

Name of Applicant: Dalton Schniepp	Phone: 316-832-5568
Mailing Address: 731 S Lakeview St	Email: dalton@ksupool.com
City, State, ZIP Haysville KS 67060	
Name of Authorized Agent or Additional Applicant:	Phone:
Mailing Address:	Email:
City, State, ZIP	
Relationship of applicant to property is that of: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other	

**Types of Vacation**

1. Streets and alleys or any public right-of-way: All land abutting that proposed to be vacated; and if such vacation would leave a dead-end street or alley, all those abutting the remaining segment of the street or alley.
2. Easements: Owners of all lots or tracts on which the easement is located and owners of all lots or tracts which abut the easement to be vacated.
3. Access and setbacks: All lots or tracts involved plus all lots and tracts on the opposite side of the street involved and if involving areas greater than one block in length, then owners of all lots and tracts in the next block. In the event of partial block, the balance of the block shall be included for notification purposes.

**VACATION INFORMATION:**

The applicant(s) hereby request(s) vacation of: **Easement on west side of property (Backyard)**

Legally Described as Follows: **20' easement, 10' out side property line, 10' inside**

The general location is described as follow: **Backyard**


The vacation described above is requested for the following reasons:  
**Chad Bettles and I found that the Sedgwick county GIS mapping was worded incorrectly. Pool was built 4' in to the 20' easement I need to get 7' vacated for my pool it is already constructed. Moving will cost me \$4,500. There is no utilities in the corner of the yard where the**

**The following items should accompany the application:**

03/23 **Pool is - Requesting to remove 7' of the 10' easement inside my property line.**

1. Proof of ownership.
2. Sketch of property.
3. 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.
4. Copy of restrictive covenants (if any).
5. Filing fee of \$250 paid to the City Clerk.

**SIGNATURE**

Applicant: 	Date: 6/20/24
Agent or Additional Applicant:	Date:

**OFFICE USE ONLY**

This application was received at the office of the Planning Commission at \_\_\_\_\_ (am/pm) on \_\_\_\_\_, 20\_\_\_\_. It has been checked and found to be correct and accompanied by required documents and the appropriate fee of \$250.

Authorized  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_

Plot Plan

731 Lakeview

Plan: Justin 1261 open kitchen

Lot 22, Blk A, Country Lakes 2nd

Builder: Klausmeyer Const.

Dalton Schniepp

316-832-5568

Lakeview

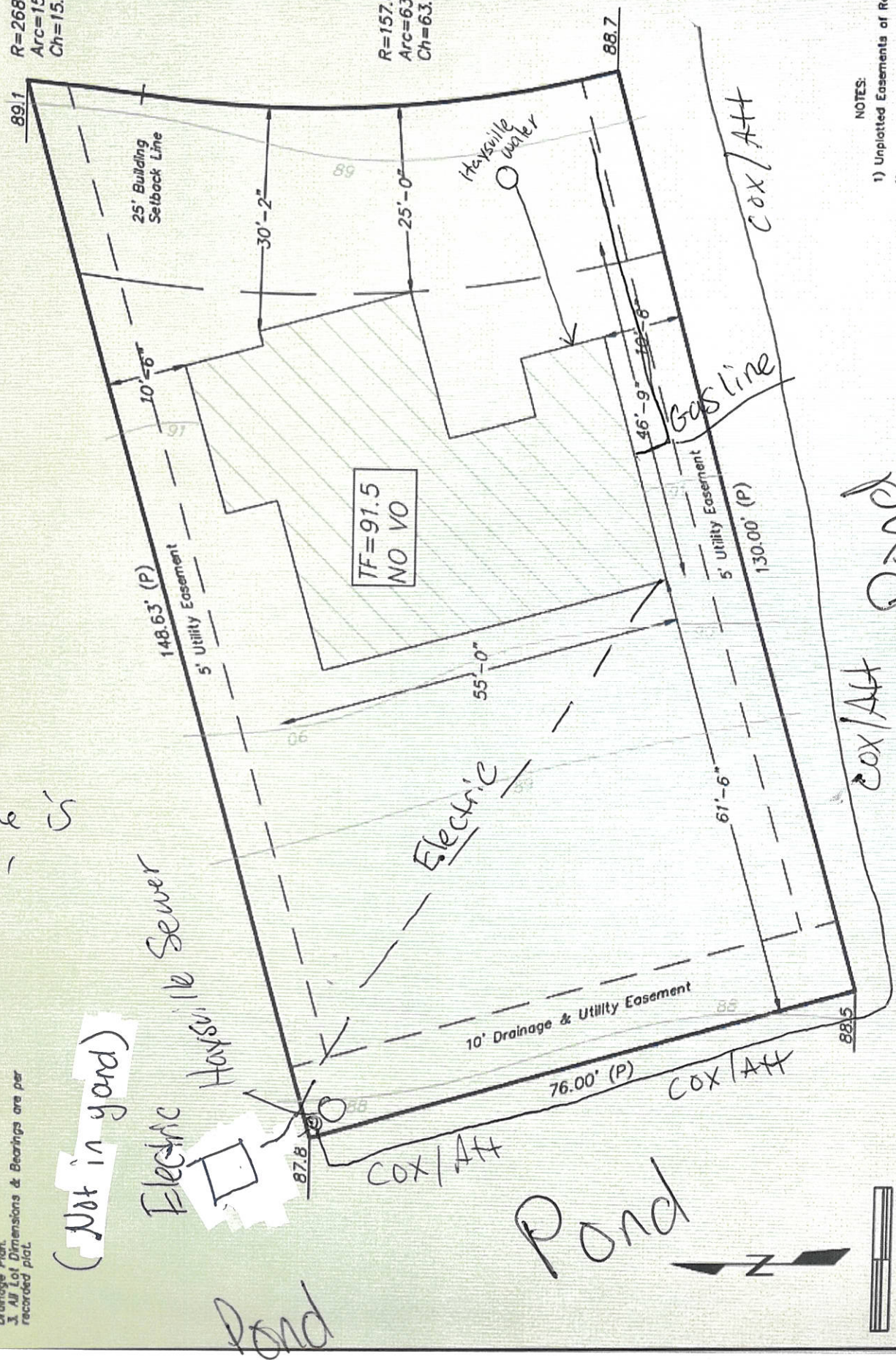
R=268.00' (P)  
Arc=15.34' (P)  
Ch=15.34' (P)

R=157.00' (P)  
Arc=63.54' (P)  
Ch=63.11' (P)

fence is  
60' 6"  
Property line is  
61' 6"

(Not in yard)

- Notes:
- drawing does not represent a boundary survey or mortgage title inspection. Easement and Building Setback information shown is from the recorded plat unless otherwise indicated.
  - Utilities shown are for information only and builder shall verify depths and locations prior to construction. Builder will be required to provide a minimum advance notice of seventy-two (72) hours to utility companies prior to starting any excavation as follows: Kansas One Call 1-800-344-7233 or 687-2470 (local Wichita).
  - All Elevations shown are per Engineers Drainage Plan.
  - All Lot Dimensions & Bearings are per recorded plat.



NOTES:

- 1) Unplotted Easements of Record If any, are not shown hereon

Dwn. By: AMF | Date: 8-8-18 | Apprd. By: CR

FILE: C:\Drawings\Initial\CountryLakes2nd\100



Page 1 of 1



## OWNERSHIP LIST

PROPERTY DESCRIPTION		PROPERTY OWNER
Lot 22, Blk A <b>Subject Property</b>	Country Lakes 2nd Addition to Haysville	Dalton E. Schniepp 731 S. Lakeview St. Haysville, KS 67060
Lot 23, Blk A	"	Emily R. Hermann 11315 W. Delano St. Wichita, KS 67212
Lot 24, Blk A	"	Tammie Murray & Phil Murray 723 S. Lakeview St. Haysville, KS 67060
Lot 25, Blk A	"	Dennis James Barkley & Miranda Ruth Barkley 719 S. Lakeview St. Haysville, KS 67060
Lot 3, Blk B	"	Asa A. & Amie M. Snitchler 714 S. Lakeview St. Haysville, KS 67060
Lot 4, Blk B	"	Eric P. & Laura R. Schmitz 718 S. Lakeview St. Haysville, KS 67060
Lot 5, Blk B	"	Adam Herrington 722 S. Lakeview St. Haysville, KS 67060
Lot 6, Blk B	"	Kennedy E.C. Hladik 726 S. Lakeview St. Haysville, KS 67060



# Security 1<sup>st</sup> Title

Reserves B & C	"	Country Lakes, LLC 716 N. 119th St. W. Wichita, KS 67235
Reserve C	Country Lakes Addition	Country Lakes, LLC 716 N. 119th St. W. Wichita, KS 67235

We hereby certify the foregoing to be a true and correct list of the property owners of the herein before described lots within a 200 foot radius of:

**Lot 22, Block A, Country Lakes 2nd Addition to Haysville, Sedgwick County, Kansas.**

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 12th day of July, 2024, at 7:00 A.M.

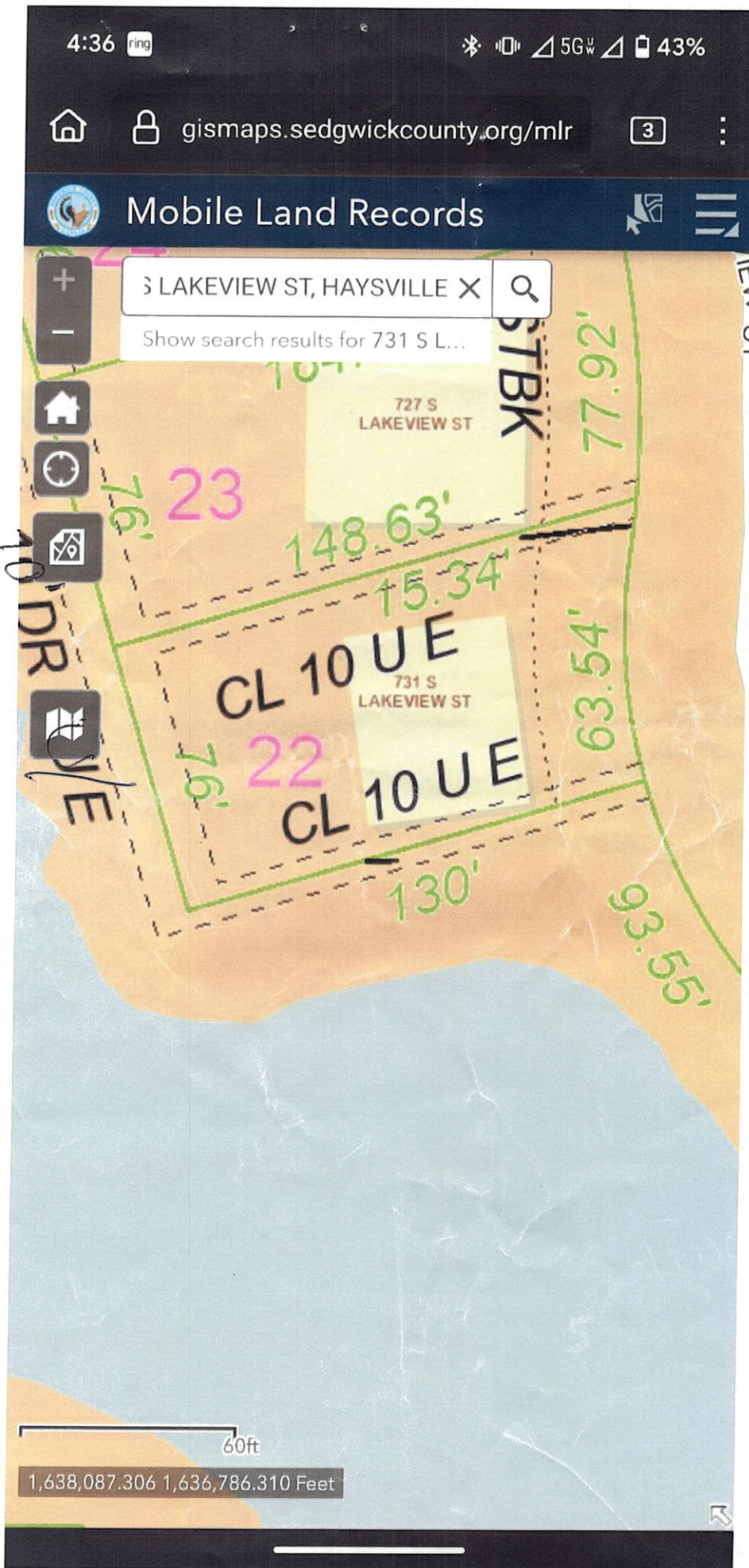
SECURITY 1<sup>ST</sup> TITLE

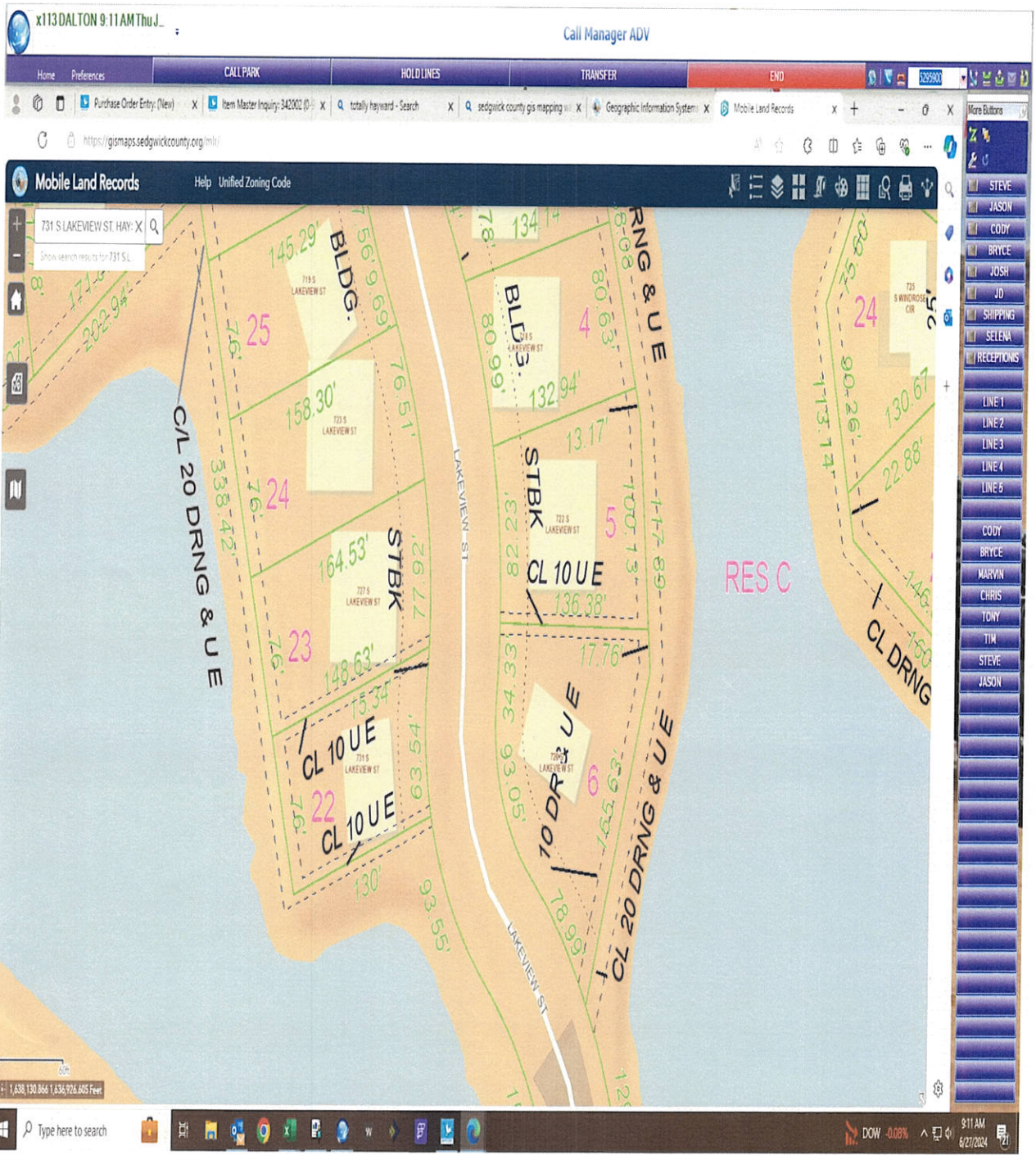
By:   
 \_\_\_\_\_  
 LICENSED ABSTRACTER

Order: 3087504  
 KJK

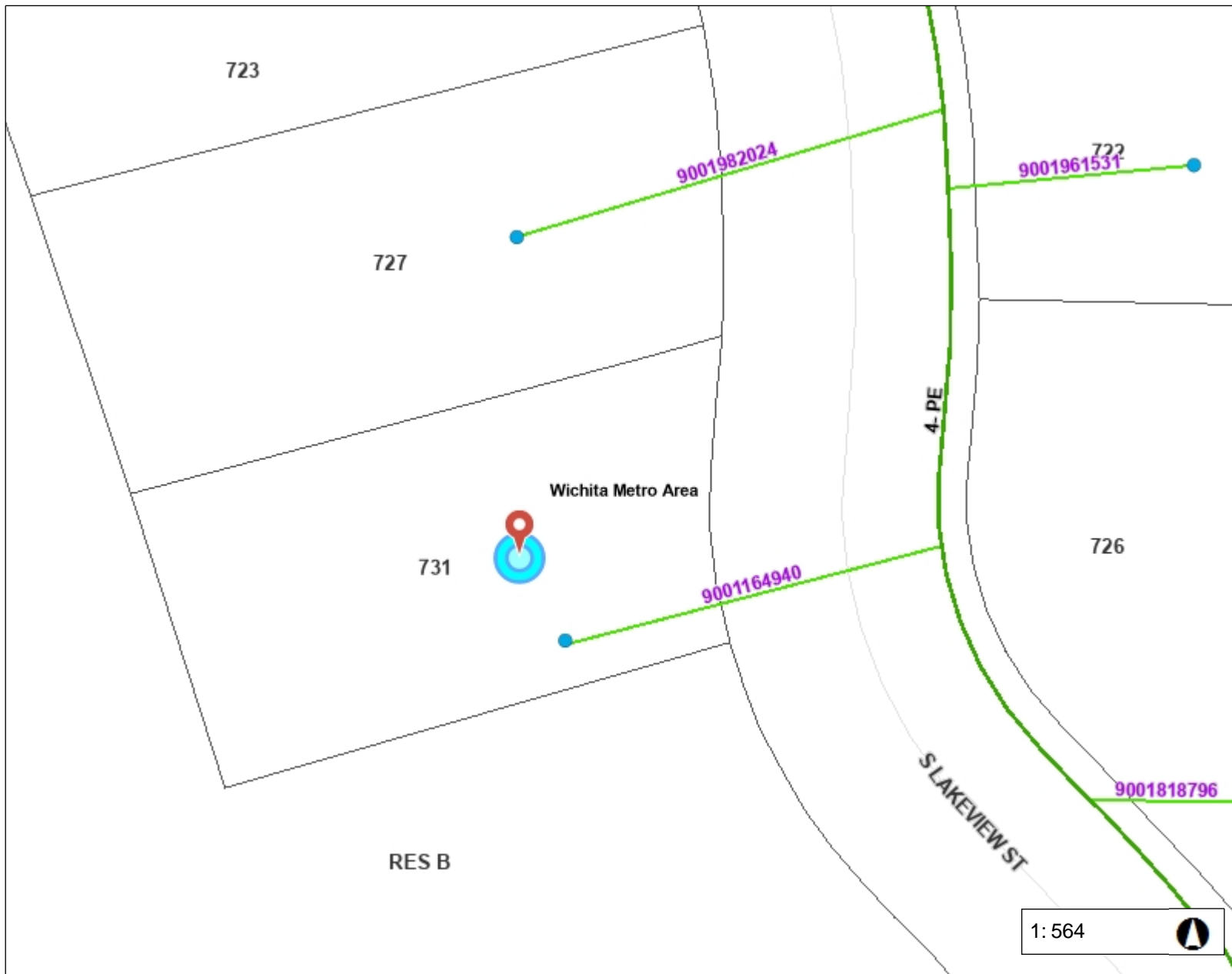


(Cekal24) Before corrected, look now it has been changed

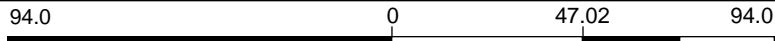




(6/27/24) Chad Bettles called and had them put correct easements on there.



- Hazard Point Verified
- <all other values>
- Threat Point**
- Verified
- <all other values>
- Hazard Area**
- Verified
- <all other values>
- Designer Drip
- Designer Test Point
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
- Bond Wire
- Rectifier Cable
- Designer Rural Tap
- Designer Gas Pipe Casing
- Casing
- Insertion
- Designer Meter Setting
- Designer Non-Controllable Fitting**
- Coupling
- Ell
- End Cap
- Expansion Joint
- Flange
- Reducer
- Reinforcing Sleeve
- Screw
- Tee
- Transition
- Purge Point
- Threaded O-ring
- Unknown
- Designer Gas Valve
- Designer Location Notes
- Designer Controllable Fitting**
- Short Stop
- Three-Way Tee
- Designer Regulator Station
- Designer Town Border Station
- Designer Excess Flow Valve
- Designer Utility Easement
- Designer Abandon Service Line**
- to be Removed (Contains Gas)
- to be Abandoned (Contains Gas)
- Removed (No Longer Contains Gas)
- Abandoned (No Longer Contains G
- Designer Service Line**
- Proposed
- Approved
- Under Construction
- Operating
- New Design - Status Pending
- Status Not Available



**DISCLAIMER:** This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Notes



Kailyn Hogan  
City of Haysville  
200 W. Grand Ave  
PO Box 404  
Haysville KS 67060

September 19, 2024

RE: Vacation request 731 S Lakeview St, Lot 22, Block A, Country Lakes 2nd Addition to Haysville Sedgwick Co Kansas

Dear Ms. Hogan,

Evergy has reviewed this vacation request, and we have no objection but there are 2 service lines that feeds the customers property coming from the transformer 742609 in the NW corner of their lot near the utility easement they are wanting to vacate. We have attached the service standard to show the proper clearance from bodies of water that must be maintained for electric safety. The pool needs to meet that standard. Samantha Whelan, Area Design Representative, will be the contact for this vacation request and any project associated with it. She can be contacted at (316) 261-6334. **Standard language will apply; Any relocation or removal of existing Evergy equipment due to this vacation request will need to be discussed and will be at the applicant's expense.**

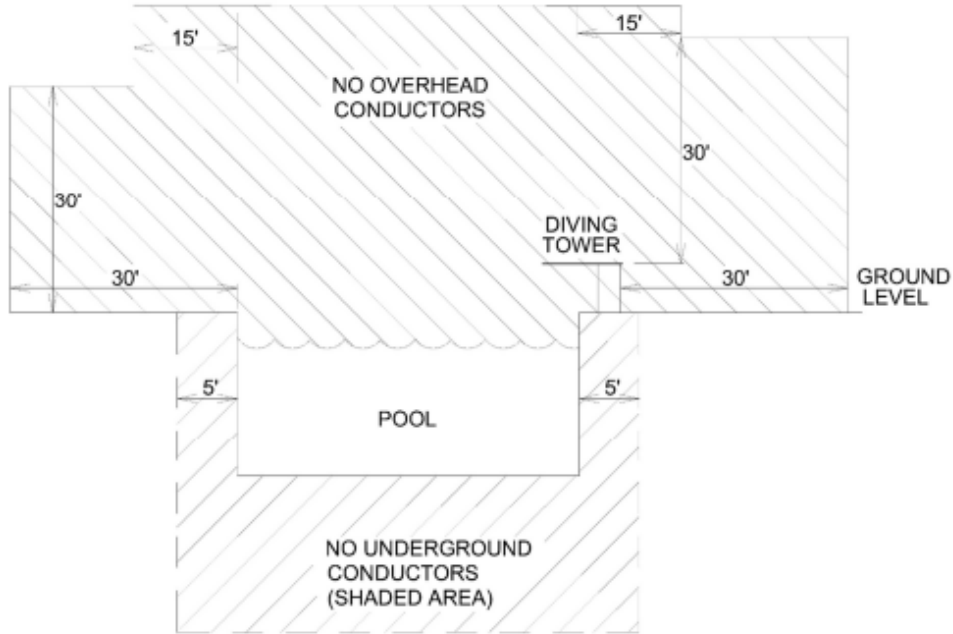
Thank you for sending for Evergy's review.

Sincerely,  
Rondee Sutton  
Sr. Administrative Assistant.

CC: Samantha Whelan, Evergy  
Vickie Prothilath, Evergy

### 10.25 – Clearances to Bodies of Water

The following rules apply to in-ground pools, spas, and hot tubs, as well as hydro-massage bath tubs, decorative fountains, reflection pools, above ground pools, storable swimming or wading pools, or any other water surface.



1. If any overhead wires are within clearances specified in the drawing above, contact the Company's local service center to see that it is allowed/not allowed per NEC and NESC code.
2. Underground services and underground supply conductors shall not be permitted under a pool or within the area extending 5 feet horizontally from the inside wall of the pool. NEC 680.10
3. If any water surface (above ground pools, in-ground pools, spas, hot tubs, etc.) is being installed over or under existing service, the service shall be moved and relocated at customer's expense.



50 kVA  
TS742609



731 S LAKEVIEW ST SCM

731 S LAKEVIEW ST



731  
S LAKEVIEW Street



731

S Lakeview St

W Lakeview St

**Affidavit of Publication**

Kayla Hope Rausch

Of lawful age being duly sworn upon oath states  
That she is the lawful billing clerk/asst at

**Times-Sentinel Newspapers, LLC**  
**State of Kansas**

A weekly newspaper printed in the state of Kansas,  
And published in and of general circulation in **Sedgwick**  
**County**, with a general paid circulation on a yearly  
Basis in Sedgwick County of Kansas, and that said  
Newspaper is not a trade, religious, or fraternal  
Publication. That said newspaper has been published  
At least weekly 50 times a year, has been so published  
Continuously and uninterruptedly in said county and state  
For a period of more than five years prior to the first  
Publication of said notice and has been admitted to the  
Post Office of Cheney, Kansas, in Sedgwick County as  
Second class matter. That the attached is a true copy  
Thereof and was published on the following dates in the  
Regular and entire Issue of said newspaper.

First Publication was made  
On the 19 Day of Sept, 2024  
Second Publication was made  
On the \_\_\_\_\_ Day of \_\_\_\_\_, 2024  
Third Publication was made  
On the \_\_\_\_\_ Day of \_\_\_\_\_, 2024

Total Publication Fee \$ 157.<sup>75</sup>

Kayla Rausch

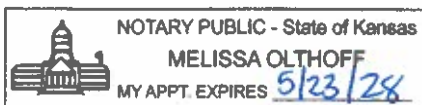
Subscribed and sworn to before me this

20 Day of Sept, 2024

Melissa Olthoff

Notary Public

My Commission expires on 5/23/28



**PUBLIC NOTICE**

First Published in TSnews September 19, 2024 (11)

**NOTICE OF PUBLIC HEARING**

TO WHOM IT MAY CONCERN: At 6:00 p.m., Thursday, October 10, 2024, at City Hall, 200 West Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider the vacation of a portion of the SW utility easement located on the property on Lot 22, Block A, County Lakes 2nd Addition, 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: Attn. Planning Department, 200 W. Grand Ave, P.O. Box 404, Haysville, Kansas 67060 or by email to [kho-gan@haysville-ks.com](mailto:kho-gan@haysville-ks.com).

For additional information call 529-5900 or visit the City's website at [www.haysville-ks.com](http://www.haysville-ks.com).



## NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: At 6:00 p.m., Thursday, October 10, 2024, in the Council Chambers at City Hall, 200 West Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider the vacation of a portion of the SW utility easement located on the property generally described as **731 S. Lakeview St.**, legally described as **Lot 22, Block A, County Lakes 2<sup>nd</sup> Addition, 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](mailto: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](http://www.haysville-ks.com).

(to be published September 16, 2024)

