

HAYSVILLE PLANNING COMMISSION
Agenda
August 10, 2017
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 July 13, 2017
- IV. New Business
 - A. Case #: VAC 2017-02 Vacate that part of S. Ward PKY as platted in the Orchard Acres Addition, Haysville, Sedgwick County, Kansas described as S. Ward PKY from the North right-of-way of E. Peach Ave. to the North boundary of said Orchard Acres Addition. The West line of which being coincident with the East line of Reserve A in the Orchard Acres Addition and the East line of which being coincident with the West line of LOT 1 BLOCK A in the Orchard Acres Addition.
- V. Old Business

None
- VI. Correspondence and Informational Reading

None
- VII. Committee Updates

None
- VIII. Off Agenda

None
- IX. Adjournment

Haysville Planning Commission
Minutes
July 13, 2017

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

Those members present were: Bob Wethington, Richard Meyer, Debbie Coleman, Clay Randel, Samantha Dillon, Amber Chatwell, Penny Rosendale, Joe Holub, Steve Burden, Dawn Stock, and Rose Corby, Planning Commission Secretary.

Vice-Chairperson Dillon presented for approval the Minutes of June 8, 2017.

Motion by Wethington - Second by Rosendale

Move to approve the minutes.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea, Rosendale yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Under New Business:

IV. A. Vice-chairperson Dillon opened Public Hearing Case #: VAC 2017-01 Vacate 6 Access Controls and establish 8 access controls – LOT 1 BLOCK 1 CAMPUS COMPLEX ADD. EXEMPT NO. 5047-0.

Coleman recused herself from the discussion.

Vice-Chairperson Dillon requested the Secretary to present the staff report:

Rose gave a brief explanation of the case. She explained that the property currently has 7 access openings when there should be 6. There are no records to indicate when the 7th access was installed and that it is in conjunction with the oil well. She further explained that providing an increase in access openings to 8 it would be beneficial to the high school and that the school is including a large increase in the amount of parking which would exceed the minimum required parking stalls.

Joey Deneke, Land Development Cartographer with MKEC approached the podium and stated that he agrees with all of the staff's comment and that the additional access would benefit buses and allow them better access.

Holub asked if the oil well was abandoned and location of oil well. Discussion followed. Dillon asked if with the new parking and the new drive in the area where the parking is going to be; the buses will not have access to the parking? Discussion followed. Burden asked to clarify that with existing 7 accesses are they planning on abandoning one of the accesses. Joey explained that the current access that is allowed is 6 and that they wanted to increase to 8 to include the existing 7th access that is being utilized by the oil well. Discussion followed.

There were no public comments.

Commissioner comments: Burden stated that he has concerns that with the number of openings that he believes there does not need to be more openings as the area is already congested. Chatwell asked if there had been any studies for that road. Rose stated that she does not have that information but will check with Sedgwick County and will look into additional traffic studies for the area. Coleman stated that she believes that traffic flow was a consideration to include left turn lanes and right turn lanes.

Joey explained that the same amount of traffic would still exist but that the additional access should improve the traffic flow better.

Motion by Chatwell – second by Meyer

Move to approve Vacation of 6 Access Controls and establish 8 access controls for LOT 1 BLOCK 1 CAMPUS COMPLEX ADD. EXEMPT NO. 5047-0.

Wethington yea, Meyer yea, Coleman abstain, Randel yea, Dillon yea, Chatwell yea,
Rosendale yea, Holub yea, Burden nay, Stock yea.
Motion declared, carried.

IV. B. Vice-Chairperson Dillon opened Public Hearing Case #: REPLAT 2017-01 Southampton Estates Addition to Southampton Estates 3rd Addition.

Vice-Chairperson Dillon requested the Secretary to present the staff report:

Rose gave a brief explanation of the case. She stated that the area is currently divided up into 16 lots and the owner would like to reduce the number of lots down to six to include a large detention pond. She stated that she received correspondence from Sedgwick County requesting an additional easement to be extended across the parking lot.

Charlie Brown, PEC and representative of the owner stated that the detention pond would be under the owner's control.

Dillon recused herself.

Holub explained that he was concerned with the street and he would like it on record that the City of Haysville makes sure that Shira will continue to be a future extension/connection into the future development of the properties located south. Holub asked Rose if she knew what the Fire Department was talking about concerning the Hammer Head. Rose stated that it was a turnaround for fire trucks and Charlie Brown confirmed. Discussion followed. Meyer had concerns about addresses and the fire department being able to see an address on a house sitting so far back from the road. Rose explained that the fire department will specifically come out upon request and install a large green sign on the mailbox post. Burden asked about the drainage easement. Charlie explained that there would be a storm sewer pipe from Shira St. heading east to discharge into the pond. Charlie explained that the owner wanted to maintain ownership of the pond and maintain the pond. He also stated that if the owner does not maintain the pond properly, they will have a covenant that will give the city the right to go in and maintain the pond and that any costs for maintenance would be assessed against the property's owner.

There were no public comments.

Motion by Wethington – second by Coleman

Move to approve REPLAT 2017-01 Southampton Estates Addition to Southampton Estates 3rd Addition.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon abstain, Chatwell yea,
Rosendale yea, Holub yea, Burden yea, Stock yea.
Motion declared, carried.

Committee Updates: There were none.

Off Agenda Items: There were none.

Adjournment:

Motion by Wethington - Second by Coleman

Move to adjourn.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea, Rosendale yea, Holub yea, Burden yea, Stock yea.
Motion declared, carried.

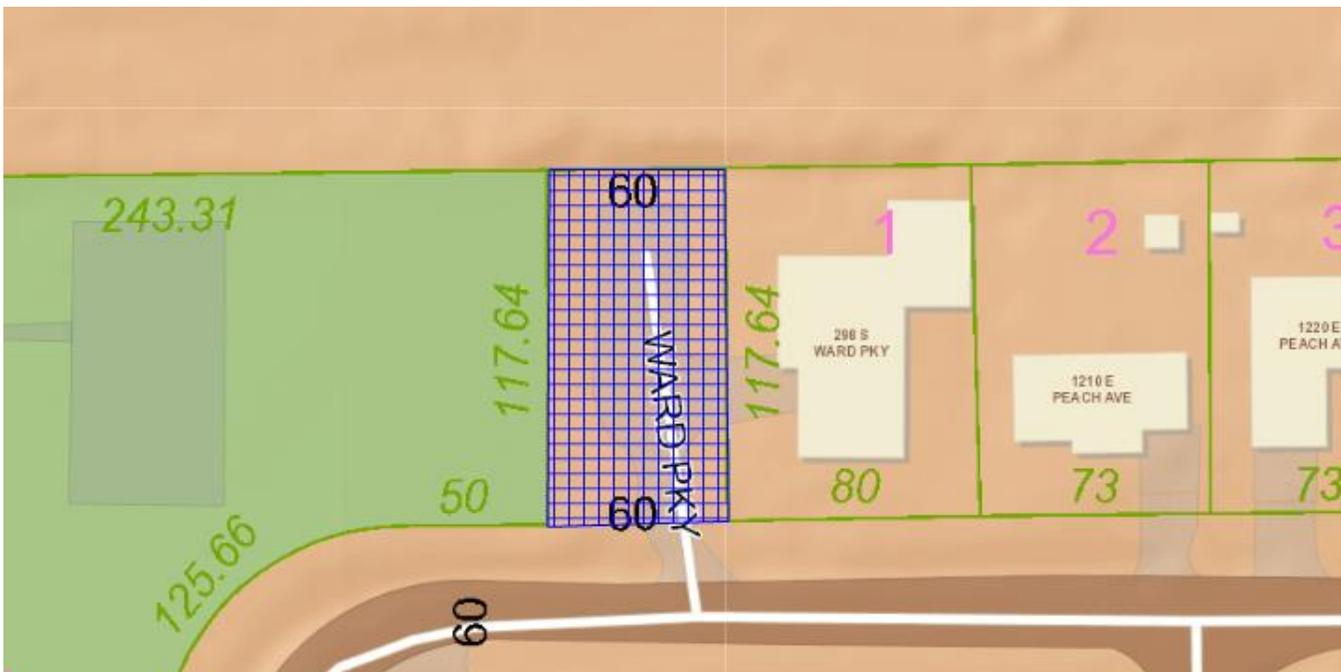
The meeting of the Haysville Planning Commission adjourned at 7:32 pm.



STAFF REPORT

Haysville, Kansas Planning Commission
August 10, 2017

- CASE NUMBER:** VAC2017-02
- APPLICANT/AGENT:** City of Haysville (owner/applicant)
- REQUEST:** Vacate a portion of S. Ward PKY. Dedicate eastern 30' to LOT 1 BLOCK A ORCHARD ACRES ADDITION, more commonly known as 298 S. Ward PKY. Dedicate western 30' to RES A ORCHARD ACRES ADDITION, more commonly known as Orchard Acres Park.
- CURRENT ZONING:** Orchard Acres Addition is zoned 'A' Single Family.
- SITE SIZE:** Location is 117.64' X 60' which is approximately 7,058.4 square feet or .16 acres
- LOCATION:** This portion of S. Ward PKY is east of Orchard Acres Park, west of LOT 1 BLOCK A ORCHARD ACRES ADDITION more commonly known as 298 S. Ward PKY., north of E. Peach Ave., south of S 5A S 19A N 38A E1/2 NE1/4 EXC E 50 FT TO CITY OF HAYSVILLE FOR HWY. SEC 5-29-1E more commonly known as 7345 S. Broadway Ave.
- PROPOSED USE:** Expansion of Orchard Acres Park and extension of the property line for 298 S. Ward PKY.



BACKGROUND: The Orchard Acres Addition was first platted in May 1977 with street dedication of 117.64' X 60' to be named S. Ward PKY and is located north of Peach Ave. This street was never developed and expansion of S. Ward PKY is not possible as all properties north and south of S. Ward PKY. Have been developed. This portion of S. Ward PKY is not paved and the eastern 30' is being utilized by the neighboring property.

ADJACENT ZONING AND LAND USE:

NORTH:	'A'	Single Family
SOUTH:	'A'	Single Family
EAST:	'A'	Single Family
WEST:	Park	

PUBLIC SERVICES: E. Peach Ave. is a two-lane unpaved street with travel in both directions and plans are underway to pave this area. There is a fire hydrant located in the public right-of-way of LOT 1 BLOCK D ORCHARD ACRES ADD, roughly 193' to the southeast corner of S. Ward PKY. This portion of S. Ward PKY is a two-lane unpaved road. There are no curb and gutters.

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.

RECOMMENDATION: Based upon information available prior to the public hearings, planning and zoning staff recommends that the request be **APPROVED.**

This recommendation is based on the following findings:

- (1) **Impact to surrounding properties:** This portion of S. Ward PKY has never been utilized as a road and vacating this road will not have any effect with surrounding properties with the exception of 298 S. Ward PKY who currently uses the road to access their drive.