

HAYSVILLE PLANNING COMMISSION  
Agenda  
November 14, 2019  
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 October 24, 2019
- IV. New Business
  - A. Review Subdivision Regulations
  - B. Distribution of Zoning Regulations
- V. Old Business
- VI. Correspondence and Informational Reading
- VII. Committee Updates
- VIII. Off Agenda
- IX. Adjournment

## HAYSVILLE PLANNING COMMISSION

### Minutes

October 24, 2019

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, Joe Holub, Richard Meyer, Jason Welch and Mark Williams. Also present was Planning & Zoning Administrator Angela Millspaugh.

Motion by Coleman

Second by Welch

To accept the minutes of September 26, 2019

Aziere yea, Wethington yea, Coleman yea, Holub yea, Meyer abstain, Welch yea, Williams abstain

Motion carried

Under New Business members considered a Conditional Use Permit for Sand and Gravel Extraction at 7760 S. Hydraulic. Dave Yearout, Wichita-Sedgwick County Metropolitan Area Planning Department (MAPD), presented the staff report. He stated that the applicant is requesting a Conditional Use permit to expand the existing sand and gravel extraction to the east 40 acres of the 80 acre tract that is under one ownership. Yearout explained the existing operation was approved in 1979 and due to zoning regulations at that time, a portion of the property was also re-zoned to limited industrial to allow for the ready-mix concrete plant. Yearout stated MAPD is recommending approval of the Conditional use permit with 22 conditions, including a 10 year time limit.

Aziere asked if any members of the public wished to speak and invited them to step up to the podium.

Alan Jansen, 7843 S. Hydraulic Court, stated he was a resident of the Hancock Orchard Addition and explained where that was located in relation to the subject property. Jansen stated he had concerns with the traffic at the entrance to the Ruud property on Hydraulic. He also stated concerns with the time of the operation and noise levels. He recommended that the entrance to the Plant be moved to Grove. Jansen also stated concern with people shooting and blowing stuff up on the property. Aziere stated the new requirements would limit the operation to the hours of 7:00 am to 7:00 pm. Jansen questioned how the extraction would impact the well water that serves the residential properties. Yearout stated that was heavily monitored by the State. Jansen again stated concerns with the shooting on the property. Aziere stated that the permit would require there be no recreational activities on the property. It was stated that the extraction is all that is being expanded. Yearout stated that the permit only applies to the excavation, and not to the concrete plant as it is already zoned limited industrial.

There were no other members of the public who wished to speak.

Holub asked if he understood correctly that Mr. Jansen would like to see the ingress and egress of the large trucks be moved to 79<sup>th</sup> Street. It was stated the Mr. Jansen had suggested Grove. Yearout stated the application is for the expansion of the extraction and that he was unaware of any plans to modify the operation of the plant. Holub stated that Mr. Jansen had concerns with traffic and that it should be taken under advisement. Yearout stated that the concerns could be passed on and explained some of the issues with moving the entrance and stated that Grove was not as improved as Hydraulic. Mr. Jansen suggested other improvements that the applicant could make to the properties' access drive.

There was a discussion on the differences between the requirements imposed in 1979 and those that were proposed for the current application.

Motion by Meyer

Second by Coleman

To recommend approval of the Conditional Use Permit with the restrictions listed.

Aziere yea, Wethington yea, Coleman yea, Holub nay, Meyer yea, Welch yea, Williams yea

Motion carried

Also under New Business, members considered Indoor Farming as a Home Occupation. Planning and Zoning Administrator Angela Millspaugh stated that Myers Mushrooms would like to operate as a home occupation. She said that it was not listed as one of the permitted uses which is why it is before the Planning Commission. She said Mr. Meyer was deployed and unable to be at the meeting, but an email describing his business was distributed to them. Millspaugh said the operation would include indoor farming, the online sale of starter bags and training classes for up to 6 students. Coleman stated that it appeared he was already operating this business at his home. Millspaugh stated that was correct. She said that Mr. Meyer applied for a building permit to his accessory structure and during that process was notified of the requirement to obtain a business license. Coleman asked if the neighbors had been notified. Millspaugh stated that she had not contacted the neighbors as this was not a public hearing process. She stated she is unaware of any complaints regarding this business. There was a discussion on the restrictions on home occupations established in the Zoning Regulations.

Motion by Coleman

Second by Welch

To approve the determination of indoor farming as a home occupation.

Aziere yea, Wethington yea, Coleman yea, Holub nay, Meyer yea, Welch yea, Williams yea

Motion carried

Under New Business members conducted their annual review of the Comprehensive Plan. Millspaugh stated that she is recommending a complete update of the Comprehensive Plan as it was adopted in 2006. She said it had been updated throughout the years, but had not undergone a "comprehensive" update. There was a discussion on the process and if the Commission needed to create a subcommittee to assist Millspaugh. Millspaugh stated the process should start with a joint workshop with City Council and the Planning Commission to discuss the future vision of the City. There was a discussion on a possible date for the workshop. It was decided to try to schedule it for December 9, 2019 prior to the City Council Meeting.

The next item under New Business was the annual review of the Subdivision Regulations. Millspaugh stated that printed copies of the Regulations were at the tables. She stated that she has reviewed it and does have some recommended changes to allow for current technologies and standards. Millspaugh also stated that it would be a good idea to review other cities and their requirements on the process so as not to create too much confusion for developers and engineers as they work within the region. Aziere stated that he did not have a problem if there were some variations between the city's requirements, but would like to see if there are any major differences that Haysville should consider. He asked Millspaugh to notify them if she finds any of these.

There was no Old Business.

Under Correspondence and Informational Reading there was a Press Release from the City of Haysville

stating the Vickers Station had been approved for listing on the National Register of Historic Places.

Under Committee Updates it was stated that Meyer was the representative for the Park Board.

There were no Off Agenda items.

Motion by Wethington

Second by Coleman

To adjourn

Aziere yea, Wethington yea, Coleman yea, Holub nay, Meyer yea, Welch yea, Williams yea

Motion carried

The meeting adjourned at 7:44 PM.