

## HAYSVILLE PLANNING COMMISSION

### Minutes

February 13, 2020

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, Randal Green, Patricia Hatcher, Joe Holub, Richard Meyer, Fred Plummer, Jason Welch and Mark Williams. Also present was Planning & Zoning Administrator Angela Millspaugh.

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The first item of business were the Minutes of January 9, 2020.

Motion by Coleman

Second by Welch

To approve the minutes as presented

Aziere yea, Wethington yea, Coleman yea, Green abstain, Hatcher abstain, Holub yea, Meyer abstain, Plummer yea, Welch yea, Williams yea

Motion carried

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Under Special Order of Business there was a public hearing to consider a zone change request from “AA” Single Family Residential to “A” Single Family Residential for property located at 400 Wes 79<sup>th</sup> Street South (Dorner Park). Aziere read the opening instructions and formally opened the public hearing. Planning & Zoning Administrator Angela Millspaugh presented the case stating that the City of Haysville was applying for the Zone Change to allow for use of the land as a public park. She stated when the property was annexed it was automatically classified as “AA” Single Family, which allows for a park as a conditional use. Millspaugh presented the Staff report as follows:

- “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 subject property is a 68.4 acre tract of land with a “lake”, soccer fields, concession stand, dog park, parking and hike/bike trail. The property was annexed in two tracts. The south portion was annexed in 2001 and the north was annexed in 2010.
  - Surrounding properties are zoned for residential uses, with the exception of the property to the north which is zoned residential, but has a Conditional Use Permit which allows the operation of Haysville’s Public Works Facility and Wastewater Treatment Plan. Portions of the adjacent properties are located outside the city limits of Haysville.
    - North “A” Single Family – Public Works Facility (conditional use)
    - South “SF-20” Single Family - Residential
    - East “A” Single Family – Residential, and “SF-20” Single Family – Residential
    - West “A” Single Family – Residential, and “SF-20” Single Family - Residential
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 property is currently zoned “AA” Single Family Residential, which is the default zoning when a property is annexed. “AA” is the most restrictive district, and is limited to single-family detached homes and accessory uses. The “AA” district also permits conditional uses for parks, community buildings owned and operated by the city, churches, public schools and development of natural resources and extraction of raw materials.
- The uses permitted in the “AA” district are suitable for the subject site and are compatible with surrounding zoning and land uses. However, much of the property is located in a Floodplain or flood prone area.

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.))*

- The property is currently surrounded by single-family residential lots and the public works facility.
- 79<sup>th</sup> Street is a two lane arterial street with a signalized intersection at Broadway. Most adjacent properties do not have direct access to 79<sup>th</sup> Street. Traffic will be increased during Soccer and other public events that may take place on the property. Most of the increase will take place on the weekends.
- Staff does not foresee any detrimental impacts to nearby property if the request is granted.

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 was recently developed as a park following the construction of the large drainage pond which was established to alleviate flooding issues in the surrounding area and to the south.

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.)*

- The health, safety and welfare matters associated with the proposed “A” Single Family zoning should not be significantly different than those associated with the existing “AA” Single Family Zoning.

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?)*

- Haysville’s Land Use Plan identifies the property as Parks/Open Space and Public

Facilities.

- The Comprehensive Plan provides the following goal for Community Facilities/Recreation/Education:
  - Provide a complete range of recreational facilities and services at the neighborhood and community levels and provide for the educational and cultural needs of all residents at all age levels, with the highest quality of services available.

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.)*
  - Municipal water and sewer are available to the property.
  - Municipal services such as police and fire protection are already provided to the area, and no additional burden is anticipated that cannot be accommodated with existing resources.
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.)*
9. RECOMMENDATION OF STAFF: *(Should be based on the preceding eight factors, adopted plans and policies, other technical reports (e.g. Capital Improvement Program, facility master plans, etc.) which speak to the topic, and staff's best professional judgement.)*
  - Staff is supportive of the proposed zone change based on the preceding factors.”

There were no members of the public present to speak on this matter. Aziere closed the public comment portion of the hearing.

Motion by Coleman

Second by Wethington

To approve the zone change as presented

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

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Also under Special Order of Business was a public hearing to consider revisions to the Subdivision Regulations. Aziere read the opening instructions and formally opened the public hearing. Millspaugh stated that the changes requested at the last meeting were included and are highlighted. Coleman pointed out some typographical errors. There were no members of the public present to address this issue.

Motion by Wethington

Second by Green

That the Planning Commission recommends approval with the corrections stated tonight.

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

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Under Special Order of Business the Commission held a public hearing to consider revisions to the Land Use Map. Aziere read the opening instructions and formally opened the public hearing. Millspaugh

stated that the changes to the boundaries of the future land use map are being made to reflect Haysville's projected growth in the next 20 years based on the city's availability to serve the areas and discussions with potential land developers. She stated the City is requesting the city's Urban Area of Influence to be expanded by Sedgwick County to reflect this proposed growth. There were no members of the public present to address this issue. Aziere pointed out an area of the map that was still indicated as a blue line that should be red.

Motion by Green

Second by Coleman

To recommend approval of the Land Use Map with the change made tonight

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

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Under New Business members conducted the annual review of the South Meridian Corridor Transportation Plan. There was a discussion on the purpose of the plan. It was stated the future growth of Haysville will occur along Meridian and the plan recommends future land use, street layout, access controls and pedestrian use. There was a discussion on the D-21 Drainage Study.

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Under Old Business members continued their review of the Zoning Ordinance. Members discussed the Manufactured Park Section. Coleman stated she would like to see a requirement for storm shelters. Members also discussed the Historic District Overlay.

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There was no Correspondence and Informational Reading.

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There were no Committee Updates.

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There was no Off Agenda.

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Motion by Wethington

Second by Welch

To adjourn

Aziere yea, Wethington yea, Coleman yea, Green yea, Hatcher yea, Holub yea, Meyer yea, Plummer yea, Welch yea, Williams yea

Motion carried

The meeting adjourned at 7:54 PM.