

HAYSVILLE PLANNING COMMISSION & BOARD OF ZONNING APPEALS

Agenda

December 9, 2021

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 November 18, 2021
- IV. Special Order of Business
- V. New Business
 - A. Master Plan Review Calendar of 2022
 - B. Closing Calendar of 2022
- VI. Old Business
- VII. Correspondence and Informational Reading
- VIII. Committee Updates
- IX. Off Agenda
- X. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

November 18, 2021

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 7:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were: Tim Aziere, Nicole Franken, Fred Plummer, Debbie Coleman, Pat Hatcher, Mark Williams, and Jeff Blood. Also present was Deputy Administrative Officer Georgie Carter, and Planning & Zoning Administrator Jonathan Tardiff.

The first item of business was the Minutes of October 28, 2021.

Motion by Coleman

Second by Franken

To approve the minutes as presented.

Aziere yea, Franken yea, Coleman yea, Plummer yea, Hatcher abstain, Williams abstain, Blood abstain.

Motion carried.

Under special order of business was a public hearing to consider a Zone Change request from “D” Light Commercial to “B” Two, Three, & Four Family District located south of Grand Ave and east of Jane Street here in Haysville.

Aziere read the opening comments, both Aziere and Franken stated they had a conflict of interest and would be abstaining from voting. Aziere then turned the meeting over to Vice-Chairperson Coleman.

Motion by Williams

Second by Plummer

To open the hearing.

Aziere absent, Plummer yea, Coleman yea, Franken absent, Hatcher yea, Williams yea, Blood yea.

Motion carried - the public hearing was opened.

Coleman asked if anyone on the planning commission had received any communication from anyone concerning the zone change. No one had been contacted concerning the zone change.

Tardiff presented the staff report and stated the request was for a zone change from “D” Light Commercial to “B” Two, Three, & Four Family District located south of Grand Ave, east of S. Jane Street, and west of S. Marlen Dr. He explained that this will be for two, three, & four-family dwellings or duplexes or fourplexes, and not apartments. Tardiff stated the property is vacant and not being used. The north 115 feet south of Grand Ave will remain Light Commercial. Adjacent properties are zone Light Commercial to the North and West, and Single-Family to the South and East.

Tardiff stated that the Comprehensive Plan provides the following goal for housing: To provide a variety of housing choices for current and future populations. The impact of the proposed development on community facilities Tardiff said that water and sewer are available, municipal services are already provided to the area, and no additional burden is anticipated that cannot be accommodated with existing resources. Tardiff stated the Public Hearing was published October 7, 2021, and Notices were mailed to area residents. Any communication is in the staff report.

Coleman asked if anyone from the Commission had questions for staff.

Blood asked if there was an issue with electrical or gas to the property.

Tardiff responded no.

Blood also asked if there would be an egress off of Grand and would it need to be changed if the front stayed light commercial. Rebecca Mellies of Professional Engineering Consultant responded she could answer that when she came up to speak.

Coleman called for the Applicant or their agent to step forward.

Mellies of PEC came forward and stated that the area has been vacant for some time and they are looking to bring some new development in the form of duplexes and fourplexes, not apartments, and nothing multistory, but with some two-story structures. The north 115 feet will stay light commercial. Blood had concerns about the egress between the light commercial and the multifamily area, there will be an access but the zone change will not affect this. Gas and electric are available, they are coordinating with the companies to service the area. Williams asked how many units they are estimated to have. Mellies stated 100 units. Blood asked about issues with height requirements. Mellies said they would comply with zoning for height requirements and no variances are required at this time. Will Harmon with 777 Grand Development came forward and stated that the rear part of the development will be moved toward Grand for larger runoff and would be beneficial for neighbors in the back as privacy. Mellies mentioned they would meet the drainage requirements for the city and would not build up the property. The rear side will be a detention area for water and provide privacy to the existing properties. Coleman called for any other members of the public to speak.

There was none.

Coleman called for questions from the Commission for the public.

Motion by Williams

Second by Plummer

To close the public hearing.

Aziere absent, Plummer yea, Coleman yea, Franken absent, Hatcher yea, Williams yea, Blood yea.

Motion carried.

Coleman called for a discussion of the zone change. There was none.

Coleman asked if there was any other discussion. She entertained a motion.

Motion by Williams

Second by Plummer

To approve the zone change request from "D" Light Commercial to "B" Two, Three, & Four Family District located south of Grand Ave and east of Jane Street.

Aziere absent, Plummer yea, Coleman yea, Franken absent, Hatcher yea, Williams yea, Blood yea.

Motion carried.

There was no new business.

There was no old business.

There was no correspondence and informational reading.

Under committee updates, Coleman stated from Historic Committee that the Village Christmas is December 4th from 4:00 pm to 8:00 pm. There will be soup and chili will be served at the Masonic Lodge starting at 4:00 pm, Carriage rides throughout the district start at 5:00 pm, The City Lighting of the Christmas Tree starts at 5:30 pm, and the Historic Park activities start right after the Lighting Ceremony and ends at 8:00 pm.

Under off agenda, Tardiff stated the next meeting is Thursday, December 9 and the committee would be reviewing the Closing Calendar for 2022.

Motion by Coleman

Second by Plummer

To adjourn tonight's meeting

Aziere yea, Plummer yea, Coleman yea, Franken yea, Hatcher yea, Williams yea, Blood yea.

Motion carried.

The meeting adjourned at 7:13 PM.

2022 Haysville Planning Commission Master Plan Review Calendar

January

February

Land Use Map

Zoning Regulations

March

April

Bicycle/Pedestrian Plan

May

Park Plan

June

Historic Master Plan

July

Election of Officers

August

Bylaws

September

Comprehensive Plan

October

Subdivision Regulations

Capital Improvement Program

November

December

Closing Calendars





Haysville Planning Commission

2022 Closing Calendar

Submittal Deadline	Newspaper Deadline	Publication Date	Planning Commission	City Council
December 13, 2021	December 16, 2021	December 23, 2021	January 13	February 14
December 27, 2021	December 30, 2021	January 6	January 27	February 14
January 10	January 13	January 20	February 10	March 14
January 24	January 27	February 3	February 24	March 14
February 7	February 10	February 17	March 10	April 11
February 21	February 24	March 3	March 24	April 11
March 14	March 17	March 24	April 14	May 9
March 28	March 31	April 7	April 28	June 13
April 11	April 14	April 21	May 12	June 13
April 25	April 28	May 5	May 26	June 13
May 9	May 12	May 19	June 9	July 11
May 23	May 26	June 2	June 23	July 11
June 13	June 16	June 23	July 14	August 8
June 27	June 30	July 7	July 28	September 12
July 11	July 14	July 21	August 11	September 12
July 25	July 28	August 4	August 25	September 12
August 8	August 11	August 18	September 8	October 11
August 22	August 25	September 1	September 22	October 11
September 12	September 15	September 22	October 13	November 14
September 26	September 29	October 6	October 27	November 14
October 10	October 13	October 20	November 10	December 12
November 7	November 10	November 17	December 8	December 27