

## HAYSVILLE PLANNING COMMISSION

Minutes

April 23, 2020

*Virtual Meeting*

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 7:00 p.m. This was a virtual meeting utilizing video conferencing.

Those members present were: Tim Aziere, Bob Wethington, Debbie Coleman, Nicole Franken, Fred Plummer and Mark Williams. Also present was Planning & Zoning Administrator Angela Millsbaugh; Rebecca Mellies, Professional Engineering Consultants (PEC); Greg Blandford, Southern Star, Seth Turner, Southern Star; and Matthew Williams, Metropolitan Area Planning Department (MAPD)

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The first item of business were the Minutes of February 13, 2020. Coleman stated that a “t” was left out of the word “West” in the address for Dorner Park.

Motion by Coleman

Second by Wethington

To approve the minutes as corrected.

Aziere yea, Wethington yea, Coleman yea, Franken abstain, Plummer yea, Williams yea

Motion carried

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Under New Business members considered a Conditional Use Permit for Utility, Major - Southern Star Central Gas Pipeline, case number CON2020-00014, generally located east of South Meridian Avenue and one quarter-mile south of West 87<sup>th</sup> Street South. Matt Williams, MAPD, presented the Staff Report stating that this application was filed to request a Conditional Use permit to bring the Southern Star Pipeline property into zoning compliance and allow the construction of an additional storage building. He stated that based upon information available prior to the public hearings, planning staff recommends that the request be approved, subject to the following conditions:

- a. Screening shall be provided on all sides of the property.
- b. The site is to be developed as shown on the Haysville Station Yard Site Plan dated 3/13/2020 by PEC, PA.
- c. Any changes to the site or screening plan shall be reviewed and approved by the Director of Planning prior to issuance of any building permits.
- d. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Rebecca Mellies, PEC, stated that she was the agent for the applicant and that they were in agreement with all of the conditions except for the screening. There was a discussion on the screening. Greg Blandford, applicant, stated there were safety concerns with their trucks entering and exiting the property if there is screening along Meridian. Coleman asked if the property owners had been notified. Matt Williams stated they had not yet as a date had not yet been set due to the COVID-19 safety restrictions. Millsbaugh stated that this was a recommendation from the Haysville Planning Commission and was not

a public hearing. The actual public hearing would be held before the Metropolitan Area Planning Commission.

Motion by Aziere

Second by Wethington

To recommend approval with the conditions listed in the staff report, but that the screening just be required along the west half of the north property line.

Aziere yea, Wethington yea, Coleman yea, Franken yea, Plummer yea, Williams yea

Motion carried

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Also under New Business the Planning Commission considered the Preliminary and Final Plats of the Southern Star Addition to Sedgwick County, Kansas. Millspaugh stated she had only received one comment back from the review and that was that no additional easements were requested at this time. She stated the County was still reviewing the drainage plan. Millspaugh also stated that per recent changes to the Subdivision Regulations the Planning Commission may want to consider limiting the location of the access controls along Meridian.

Motion by Wethington

Second by Coleman

To approve the plats as presented with the restriction that the access points on Meridian be located 300' apart.

Aziere yea, Wethington yea, Coleman yea, Franken abstain, Plummer yea, Williams yea

Motion carried

Franken's reason for abstention was her employment with Professional Engineering Consultants who prepared the Plat. She did not work on this project.

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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 Coleman

Second by Williams

To adjourn

Aziere yea, Wethington yea, Coleman yea, Franken yea, Plummer yea, Williams yea

Motion carried

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The meeting adjourned at 7:37 PM.