

HAYSVILLE PLANNING COMMISSION
Agenda
June 14, 2018
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 May 24, 2018
- IV. New Business
 - A. Vacation – Case #VAC2018-02: That part of the eastern utility easement as platted in the Pear Tree Addition, Haysville, Sedgwick County, Kansas described as LOT 12 BLOCK 2 PEAR TREE ADDITION more commonly known as 333 N. Moy Ct.
- V. Old Business
None
- VI. Correspondence and Informational Reading
None
- VII. Committee Updates
None
- VIII. Off Agenda
None
- IX. Adjournment

Haysville Planning Commission
Minutes
May 24, 2018

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: Tim Aziere, Robert Wethington, Richard Meyer, Debbie Coleman, Clay Randel, Amber Chatwell, Daniel Green, Steve Burden, Planning Secretary – Rose Corby

Motion by Coleman

Second by Wethington

To accept the minutes May 10, 2018 as corrected.

Aziere yea, Wethington yea, Meyer abstain, Coleman yea, Randel yea, Chatwell abstain, Green abstain, Burden yea.

Motion carried

Under New Business

There was none.

Under Old Business

Aziere continued the public hearing of the Tiny Homes Zoning Code addition with discussion. Aziere said it looks like a lot of the corrections from the last meeting has been corrected and has asked the commissioners if everything is to their liking. There were no disagreements.

Coleman asked what appurtenances were. Rose explained that it would be electrical boxes, shut-off valves, etc. Coleman then asked if boats and RV's would be allowed to have a hard surface or gravel pad. Rose explained that they would be required to per our existing zoning code. She added that she added a parking lot requirement to the code that would allow an additional two parking spaces for each property and that the stalls will be able to accommodate a boat or RV. She explained that the current zoning code does not allow for a boat or RV to be parked in a driveway. They can be parked in the side yards or the back yard on an all-weather surface. She also stated that a builder is not restricted to 2,100 s.f. for each lot. They can design the lots larger. Aziere asked if we have a parking standards in the current zoning code and why wouldn't that parking standard be required. Rose answered that we do not require a parking lot in a sub-division but, Mr. Randel had stated he wanted parking standards verbiage to be in the code. Rose added that all architects she has researched who have designed a tiny home sub-division include a parking lot. Aziere asked how Rose came up with two parking lots per property. Rose stated that in our zoning code we set a minimum of one vehicle per driveway, but that we allow up to two vehicles per lot in the side and/or back yard. She added that Mr. Aziere asked where people were going to park if they could not park in the street. Aziere said that we're saying they have to have one minimum but that they can have two if they like, off-street parking. Coleman asked if all tiny home developments would have this additional parking but, if the builder builds bigger lots would they be required to have this additional parking lot. Rose said, she

makes a valid point and that she can change the verbiage. Aziere said to leave it as is but, give a waiver to the zoning administrator.

Randel asked if Rose could add Parking Regulations to Section 500. Coleman said that she could not find the International Residential Code regarding anchoring and foundations and asked why we didn't refer to specific sections of the IRC as we did in the other sections of the documents. Rose stated that as she understands it, there are multiple sections in the IRC that refer to anchoring and foundations and that the City Inspector knows the IRC code better than she does. She added that she will refer to Chad about adding specific sections if needed. Aziere said that the code is referring to specific sections and asked if they ever change. Rose said that annual review of the code is required to ensure that the code is current with the International Building Code and International Residential Code. Aziere said that it seems like an awful lot of work to do an annual review of these codes and can't we just refer to the sections by name. Rose said that she has no problem with the review and will make sure that it is done.

Wethington said that several years ago the state legislature made provisions for residential design for mobile homes. Can we restrict it to International Residential Code but that he is not sure if we can as long as Topeka as this other thing on the books. Rose said that as she understands it, that the state does not tell us what we can put in our zoning code overall and that is why we have adopted the IBC and IRC but, that other states have made it where the state makes requirements for the cities but that she will look into it and will get an understand it. She said she will talk with Josh about it.

Coleman asked if this is something the city wants and in her opinion it is opening the door for these things to come down here. Rose said yes, this is opening the door for builders to come in and develop Tiny Home sub-division.

Meyer asked where the 78 acres are. Aziere said not to worry about where it is because it is out of city limits.

Aziere asked what the Mayor's thinking is regarding this? Is this an alternative? Rose said she is not sure.

Coleman asked if it would be a requirement for an HOA for Tiny Homes and that this tends to be a transient population. Aziere stated that we can put whatever requirement on this we feel is necessary to maintain a level of appearance. Rose said she would do some research and see if other cities have placed HOA requirements in a sub-division. Coleman said she has concerns about opening the door and made a motion to not approve of the Tiny Home sub-division code.

Motion by Coleman

Second by Chatwell

To not approve of the Tiny Home Zoning Code addition.

Aziere yea, Wethington nay, Meyer yea, Coleman yea, Randel yea, Chatwell yea, Green nay, Burden nay.

Motion carried

Discussion continued to possible future discussion and the Tiny Home Zoning Code going to Council for approval or denial and include the possibility of sending the code back to Planning Commission for reconsideration. Chatwell asked if there was discussion in the city on the return of this approving this code. Rose explained that at this time there are no clear data that indicates results of having a Tiny Home sub-division code but, that there are multiple groups of people who are utilizing Tiny Homes including college students who find it cheaper to live in a tiny home vs. a dormitory and that with WSU coming to Wichita this could be an option, retirees who want a vacation home but do not want a RV/Mobile Home because the quality between a tiny home vs. an RV/Mobile Home is clearly different, millennials who are wanting to leave less of a foot print, etc.

Aziere asked Rose to mention to Council that the Commission did not get the chance to discuss an HOA that would possibly take care of some of the issues concerning blight and upkeep so that if they don't take Planning Commission's recommendation and it is approved by Council that this gets addressed before it gets approved. He feels that as is, if this gets approved without the HOA requirement then this is completely different than the direction they were heading.

Correspondence and Informational Reading

There were none.

Committee Updates

There were none.

Off Agenda

There were none.

Motion by Randel

Second by Coleman

To adjourn.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Chatwell yea, Green yea, Burden yea.

Motion carried

The meeting of the Haysville Historic District adjourned at 6:31 PM.

BACKGROUND: The primary structure sits on the utility easement line of this property has two small access windows on the east side extending into the easement.

ADJACENT ZONING AND LAND USE:

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

PUBLIC SERVICES: There is a fire hydrant located on the south side of the utility easement. A gas meter connected to the primary structure is located on the east side of the primary structure with a service line running south to the main located on the north side of Moy Ct. There is a communication line located in the north utility easement as well as electric. The sewer lines are located in the north utility easement with a manhole located at the intersection of the north and east utility easement.

CONFORMANCE TO PLANS/POLICIES: The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville.

