

HAYSVILLE PLANNING COMMISSION
Agenda
February 28, 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 January 24, 2019
- IV. New Business
 - A. Case # AOI-CU012019: Conditional Use request via application for recommendation to the Metropolitan Area Planning Department for a Group Boarding Home of the property legally described as E1/2 SE1/4 SE1/4 NE1/4 SEC 9-29-1E more commonly known as 8361 S. Hydraulic Ave.
- V. Old Business
None
- VI. Correspondence and Informational Reading
None
- VII. Committee Updates
None
- VIII. Off Agenda
None
- IX. Adjournment

Haysville Planning Commission
Minutes
January 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: Tim Aziere, Bob Wethington, Jason Welch, Debbie Coleman, Richard Meyer, Clay Randel, Dawn Stock, Planning Commission Secretary – Rose Corby.

Motion by Randel Second by Coleman

To accept the minutes of September 27, 2018.

Aziere yea, Wethington yea, Welch yea, Coleman yea, Meyer abstain, Randel yea, Stock yea.

Motion carried

Under New Business

A. Master Plan Review Calendar – Rose presented the Master Plan Review Calendar and stated that these are the projected time lines. She stated that she plans to have the Historic Committee review the Historic Master Plan with the goal to have it ready in May for the Planning Commission to review by then. She added that she has been working on the Zoning Code and is roughly 50% done. She added that she has been updating the application forms and fees for the various issues that Planning Commission hears to include: Conditional Use, Vacations, Lot Splits, Plats, etc. She projects the zoning code to be ready for Planning Commissions review in August. Tim asked if we are updating the fees just to update the fees. Rose said, no. Currently, our fees are way below the fees with other cities and that the city has lost money on various applications as a result of the low fees.

Motion by Wethington Second by Randel

To accept the Master Plan Review Calendar.

Aziere yea, Wethington yea, Welch yea, Coleman yea, Meyer yea, Randel yea, Stock yea.

Motion carried

B. Closing Calendar – Rose presented the Closing Calendar. She explained that the dates on the calendar are based on Public Hearings that Planning Commission would conduct. She said that the submittal deadline is for the applicant to submit their applications for publication in the local newspaper and that is what the Publication Date is. She added that the dates under Planning Commission are the dates Planning Commission is scheduled to meet throughout the year and that the dates under City Council are the dates following Planning Commissions schedule.

Motion by Wethington Second by Welch

To accept the Closing Calendar.

Aziere yea, Wethington yea, Welch yea, Coleman yea, Meyer yea, Randel yea, Stock yea.

Motion carried

C. Historic Designation of Vickers Service Station – Rose announced that the Historic Committee has designated the Vickers Service Station as a historic building and have approved the hiring of a consultant to complete the research and submit the application as well as present to the Kansas Historic Preservation Office for the state and federal designation of the building. She added that

this would open the door for funding to help maintain the building and put the City of Haysville on the map for historical gas stations. She added that once the consultant has completed the application it

will be brought to the Historic Committee and Planning Commission for their review but that she does not believe Planning Commission has to vote on approval of the application submittal. She added that we believe the building will be approved for listing and preservation because it is the first building built by the Vickers Petroleum Company.

Under Old Business

There were none

Correspondence and Informational Reading

There were none.

Committee Updates

Meyer announced Randal L. Dorner Park should be completed this year with a dog park and that the carriage ride from Village Christmas will have a second carriage ride. Coleman announced that Village Christmas was a tremendous success despite the bad weather and that the Silent Auction was large generating over \$2,000 in money raised. She added that the WABA home show is coming February 8 – 10, Party in the 060 is coming up, River Forest is just about complete with only one lot left to sell and that we will start working on Timber Creek. Wethington said that BPAC has not met recently.

Off Agenda

There were none.

Motion by

Coleman Second

by Wethington

To adjourn.

Aziere yea, Wethington yea, Welch yea, Coleman yea, Meyer yea, Randel yea, Stock yea.

Motion carried

The meeting of the Haysville Planning Commission adjourned at 7:12 PM.



STAFF REPORT

Haysville, Kansas Planning Commission

February 28, 2019

- CASE NUMBER:** AOI-CU012019
- APPLICANT/AGENT:** Andrea Henschel (owner/applicant)
- REQUEST:** Conditional Use request via application to the Metropolitan Area Planning Department for a Group Boarding Home of the property legally described as E1/2 SE1/4 SE1/4 NE1/4 SEC 9-29-1E more commonly known as 8361 S. Hydraulic Ave.
- CURRENT ZONING:** RR – Rural Residential
- SITE SIZE:** Location is 290' X 666.48' X 290' X 665.75' which is approximately 193,173.35 square feet. Sedgwick County records indicate this property is 4.34 acres.
- LOCATION:** This property is located in Sedgwick County but, in the City of Haysville's Area of Influence. It is roughly 73.25' south of E. 82nd St. S. on S. Hydraulic Ave.
- PROPOSED USE:** Youth Residence Center (Group Boarding Home) for Foster Children.
Attachment A (Business Plan)



BACKGROUND: 8361 S. Hydraulic Ave. is an unplatted property with one primary structure on the property. The primary structure was built in 1981 and is a residence with roughly 2,696 s.f. of living space. It is a 3 bedroom 2 bath home with an unfinished basement of 1,636 s.f. This property sits on a paved roadway (S. Hydraulic Ave.). The property owner has already preliminary approval by the State Fire Marshal who has stated all codes but be met upon final inspection (Attachment B).

ADJACENT ZONING AND LAND USE:

NORTH:	'SF-20'	Single Family
SOUTH:	'RR'	Rural Residential
EAST:	'RR'	Rural Residential
WEST:	'RR'	Rural Residential

PUBLIC SERVICES: S. Hydraulic Ave. is a two-lane paved roadway with travel in both directions with no curb and gutter. There are no city services for this property.

CONFORMANCE TO PLANS/POLICIES: The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville's Area of Influence and while zoned Rural Residential there is no plan for future development on the property at this time. The Haysville Comprehensive Plan recommends consideration of rural residential property to be clustered on small portions of farm acreage.

Attachment A

The Henschel Home Business Plan

Purpose

The Henschel Home will be dedicated to ensuring stability to children in need. The overarching purpose of this endeavor is to benefit the children of Kansas with a safe environment, professional guidance, and supervision. The owner has over a decade of experience in the foster care system, working eight years in Reintegration and three years in Kinship. With a passion for children in foster care and helping them find permanency beginning a group home will help provide the stability that is needed to ensure quality of life while in care.

Facility Type

YRCII-(Youth Residence Center) A non-secure residential service designated to provide an environment that will enhance the youth's ability to achieve a higher level of functioning. While many children are brought into care daily there is a rising need for stable long-term placements. The home will be to code as required by the licensing agency and will have an inspection by the state fire marshal. The home will be equipped with safety devices to provide the best possible protection in case of an emergency.

Location

South Sedgwick County is the preferred location for the residential group home. The residential group home will be located south of Wichita, preferably in the Derby, Mulvane, or Haysville areas. These locations are smaller towns with continuing growth and prosperity. Due to the lack of group homes in these areas, this home would be beneficial for those children to continue in their neighborhood school.

Staffing Plan

The 24 hour facility will at all times maintain the appropriate staff to children ratio of 1:7, as required by the state. Off-hour support will be hired and trained, with backup options identified and available for unforeseen circumstances or emergency overnight placements as required. Staff will be experienced professionals in the social service field; and will undergo extensive introductory as well as ongoing training. There will be background checks and FBI fingerprinting to be completed on all applicants who possess the desire to work in the home.

Services

The Henschel Home will provide long term placement including but not limited to the following; Preventative health medical care will be available for the youth as well as emergency care as appropriate. Workers will provide supervised recreation and interpersonal skill development time. Educational guidance, emotional support, and life coaching to guide our charges toward success would be included in the daily living of the children. The youth will be taught budgeting and will be given an allowance for savings to spend on outings. Encouraging independence is a strong goal for the home to incorporate in daily living and activities. The possibility of gaining successful employment by attending classes on resume writing, and obtaining interview strategies will be available for youth. Building self-esteem and gaining confidence in ones self will be taught by continuously showing encouragement in the abilities of the youth. Mentors for the youth will be available for one on one outings and events to

provide positive relationships with others in the community. The mentors will complete background checks and other necessary processes for approval. For the older youth there will be opportunities to complete a Drivers Education course to obtain skills for safe and responsible driving. There will also be a plan for the older youth to learn skills to further their knowledge in preparing for college and becoming independent. Daily activities will be planned for the youth on weekends and through the breaks from school. Tutoring will be encouraged for those needing extra support in school and will either be set up at the attending school or a tutor will come to the home to provide that support.

Population Served

The Henschel Home will be available to six teenage boys ages 12-18 for long term and emergency overnight placement. The home will accommodate two youth per room with multiple bathrooms to maintain convenience for self care. There will be ample room for the youth to socialize as well as participate in activities and eat meals in their home.

Attachment B

State Fire Marshal
800 SW Jackson
Suite 104
Topeka, KS 66612-1216
PLAN REVIEW APPROVED

Monday January 14, 2019

HENSCHEL HOME
8361 S HYDRAULIC
HAYSVILLE, KS 67060

We have completed a review of the design submittal received on Monday January 14, 2019

The design submittal appears to be in compliance with the fire and life safety provisions of the Kansas Fire Prevention Code thus allowing the construction and/or installation work to commence. Submittal acceptance subject to comments listed below.

Plan reviews by the Kansas State Fire Marshal are cursory in nature, and compliance to the appropriate standards is expected. Comments provided by other reviewing parties or authorities having jurisdiction shall be acknowledged. Any omission of requirements on submitted plans or any omission during plan review shall in no way authorize any violation of applicable requirements under the Kansas Fire Prevention Code. Acceptance of design submittal shall not be construed to be an acceptance of items that do not conform to Kansas Fire Prevention Code.

Construction and/or work zones shall be separated from occupied areas by one-hour rated construction (or smoke resistive if sprinkler system is maintained on both sides of separation), per KSFMO guidelines. Additionally, the KSFMO has the authority to verify at any time that construction and/or installation work complies with the accepted plans and state-adopted regulations.

Fire Protection System shall adhere to the engineered drawings, manufacturer requirements/ listings, and the appropriate Codes and Standards. The responsible contractor shall leave a copy at the facility of the final test report verifying that the installed fire protection system is in proper and compliant working condition. The completed fire protection system installation is subject to verification by KSFMO.

Fire alarm, automatic suppression systems, and other extinguishing system plans must be submitted separately for review and approval, before final inspection.

Final inspection and referral to licensing agency are required prior to final occupancy.

01/14/2019 03:15:45 PM Matthew Kangas

CODE FOOTPRINT APPROVED FOR 7 RESIDENTS.

Kangas, Matt /Fire Protection Specialist
Fire Protection Specialist