

Haysville Planning Commission  
Minutes  
February 8, 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 were: Tim Aziere, Bob Wethington, Richard Meyer, Debbie Coleman, Clay Randel, Amber Chatwell, Joe Holub, Steve Burden, Dawn Stock, and Rose Corby, Planning Commission Secretary.

Chairperson Aziere presented for approval the Minutes of January 25, 2018.

Motion by Randel - Second by Coleman

Move to approve the minutes of January 25, 2018.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Chatwell yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Under New Business:

Motion by Aziere – Second by Burden

To move Case # VAC 2018-01 to Old Business

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Chatwell yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Under Old Business:

V. A. Case # VAC 2018-01 Request to vacate E. Greenwood St., previously tabled.

Rose addressed the Planning Commission. She stated that she called in a locate as requested and discovered a gas line on the south street right-of-way of E. Greenwood St. with a service line directly into 205 S. Pirner Dr. and is the only line off the gas line in the right-of-way. She explained that 205 S. Pirner Dr. does have two service lines with the second one coming off the main located on S. Pirner Dr. She added that the property located at 137 S. Pirner Dr. is serviced off the main line on S. Pirner Dr. specifically, the radius where E. Diedrich St. and S. Pirner Dr. meet. She said that she spoke with Kansas Gas Service who said that they have no issue with the gas line on E. Greenwood St. being relocated or abandoned. However, the service line coming off the E. Greenwood St. is a larger line than the second line servicing 205 S. Pirner Dr.

She stated that there are utility lines in the easement located on the west side of 137 and 205 S. Pirner Dr. and that these utilities cross E. Greenwood St. Utilities include electric and cable but sewer and water do not cross E. Greenwood St.

She stated that at the Public Hearing for this case last time Commissioner Aziere requested Rose to talk with the city about selling a portion of 7310 S. Broadway Ave. to the property owner of 205 S. Pirner Dr. She explained that the city has declined based on the desire to sell this lot as a whole unit and did not want to break the property up into pieces.

Rose said she spoke with the property owner at 137 S. Pirner Dr. who said that they did not have an issue with this vacation but, asked that if the vacation is approved he is requesting that he not be charged permit

fees for any work that he needs to do to turn this area into a drive or bring this property into compliance. She added that he intends to keep the radius on the north side of E. Greenwood St. and would like to work with the owner of 205 S. Pirner Dr. regarding a new radius that would have to be established if his side becomes a drive.

Burden asked if Rose has had any communication with 142 S. Pirner Dr. Rose stated that she has not and that he has not contacted her. Chatwell asked if this was the one across the street who has deliveries a few times a year. Rose said, "yes".

Aziere said that if he understands this correctly the owner to the north is ok with this if we give him a drive. Rose said that for right now he would be using it as a drive utilizing the existing curb as part of the approach if possible. Aziere stated to the owner of 205 S. Pirner Dr., "If you build your building all the way out to the centerline would you have a problem with picking up the tab for whatever you've got to do to remove that pavement and giving him a drive off of his half and we remove the whole street so he's not trying to use that street." The owner stated, "Obviously, it depends on the cost." Aziere said that he would like to do it but that he does not feel comfortable with his building on the centerline of the street and then somebody trying to use the other half of the street and not addressing the drainage. He stated, "I would like to put a condition on the vacation that when you go to do your building plan that all of that is taken care of. All the drainage and everything is fixed and if you can work out a deal for a drive with him or whatever you have to do so that he's not driving out on what used to be Greenwood but is actually accessing Pirner directly however he needs to, I think I would be more inclined to do that and makes all my issues go away." The owner of 205 S. Pirner Dr. said that he will make a note of that and that his contractor will be out this coming week and he will run the scenarios with his contractor but, obviously everything needs to fit into his business budget. Aziere stated that's going to give you the most additional square footage if you go all the way out to the centerline. If we let you just go out to the back of the curb and don't have to remove the street is the option he is thinking. He said that he doesn't love that but, that makes him feel more comfortable than the property owner building to the centerline of the street and the other half of the street is just staying there. Your building is going to get hit. The owner of 205 S. Pirner Dr. stated that he understands and that he will look at both scenarios and will get with Rose as soon as he can.

Aziere said that the other stipulation we have to put on this is if we vacate Greenwood all the utilities running under the street have no easement covering them. We would have to confine all those utilities to an easement and continue the 20-foot drainage and utility all the way through what used to be Greenwood you would have to sign that easement as well as the other owner. Aziere asked if there were any other questions.

Holub said that as he understands it, the city wants to sell the entire area of 7310 S. Broadway as one complete property. Rose said, "yes". Holub then asked if we are talking about half of Greenwood. Aziere said, "all of Greenwood". Holub asked if the curb and gutter was going to be replaced. Aziere said, "That's the stipulation that I was going to put on the vacation is that, when he goes to pull a building permit to expand his building to the centerline of what used to be Greenwood that all of Greenwood is removed and curb and gutter is placed continuous instead of wrapping around those radiuses. The radiuses are completely removed when we do curb and gutter along that arc so it's not straight but Pirner is confined." He added that it is going to be additional cost but it's the only way we can make it work where he feels comfortable that the property owners building is not going to get slammed into a couple of times a year. He said, there is additional cost that would have to be worked out with the other owner and if he is fine with paying for the drive and we don't charge you for the permits he does not have an issue with that. Rose added that the owner of 137 S. Pirner Dr. is willing to remove his trees if need be and the city is willing to provide replacement trees to be placed somewhere else on his property.

Chatwell asked if the previous plans for the large lot were abandoned. Rose said yes. She explained that this area was a separate plat and that Greenwood is on a separate plat. Chatwell asked if Greenwood was intended to go all the way through. Rose said, no, the city looked at it going through when they were drawing up a plat but discovered that it would not work. She added that she is not sure if the Haysville Industrial 3<sup>rd</sup> Addition plats original goal was to have Greenwood run across 7310 S. Broadway. Discussion continued regarding 7310 S. Broadway not being a part of the Haysville Industrial 3<sup>rd</sup> Addition.

Motion by Aziere – Second by Wethington

To approve the vacation subject to confining the utilities on the West line in a 20-foot easement and that when the building is constructed all of Greenwood and curb and gutter is removed to the Pirner radiuses, the radiuses on Pirner are removed and curb and gutter is continuous along Pirner with the exception of access points for both 205 and 137.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Chatwell yea,

Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Correspondence and Informational Reading:

There were none

Committee Updates:

Meyer said that Park Board working on putting a dock in Kirby pond but that there is some opposition from the homeowners in the area.

Coleman announced that the Cunningham Chapel has been cancelled because it became cost prohibitive and that some of the electric companies said entire communities would be without power. She added that the chapel subject is not done. We are working on alternatives.

Off Agenda:

There were none

Motion by Wethington – Second by Coleman

To adjourn

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Chatwell yea,

Holub yea, Burden yea, Stock yea.

Motion declared, carried.