

## Haysville Planning Commission

### Minutes

December 14, 2017

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, Debbie Coleman, Clay Randel, Randall Green, Jason Welch, Steven Burden, and Rose Corby, Planning Commission Secretary. Chairperson Aziere presented for approval the Minutes of November 9, 2017.

Motion by Wethington - Second by Burden

Move to approve the minutes.

Aziere yea, Wethington yea, Coleman yea, Randel abstain, Green yea, Welch abstain, Burden yea

Motion declared, carried.

Under New Business:

#### **IV. A. Public Hearing – Zone Change Request**

Chairperson Aziere opened the Public Hearing for the Zone Change request of the S 510 FT SE ¼ SE ¼ EXC W 254 FT THEREOF EXC S 30 FT FOR RD & EXC RD ON E SEC 5-29-1E to 'D' also known as the Northwest corner lot of S. Broadway Ave. and W. 79th St. S.

No Commissioners had any outside communication concerning this case.

No Commissioners have any conflict of interest in this case.

Planning Commission Secretary received a phone call from a citizen who wanted to confirm that this property was not going to be zoned industrial.

Planning Commission Secretary presented the Staff Report who stated that this property is located in a flood zone and indicated that the property owner has indicated that she would like to see a restaurant or shopping plaza on the property.

Chairperson Aziere asked the applicant to come forward. Patricia Hatcher presented herself stating her name and address. She provided a brief history of the property since her Father purchased the property when he was in his 30's or 40's and he is currently in his 90's. She stated she would like to see a Cracker Barrel or something unique and that with the Casino nearby she thinks that a restaurant or Kwik Shop would be ideal.

Burden asked if the house north of this lot was her house and asked what the buffer was. She stated it belongs to a veterinarian. There was some confusion concerning Burden's question.

Rose stated there is an additional lot at 11.3 acres providing a buffer between the veterinarian's

property and the property seeking the zone change. Green asked if there was going to be any easement or access issues around this area. Patricia stated that because this is the corner there should not be any issues. Welch asked if they have had any businesses interested in this property. Patricia stated that this property has been for sale for many years but the majority of interest has been residential but that she has had quite a few showing interest for commercial. Patricia added that she also owns the property located on the southeast corner of 79th & Broadway and has had a lot of interests from commercial buyers for that property. Burden asked Rose if this zone change mirrors the 2012 South Broadway Corridor Plan. Rose stated that the plan provides three recommendations one of which is Residential and the other two as Light Commercial. Aziere closed the public comment portion of the public hearing and opened the hearing for Commissioners response. Aziere stated that there is nothing preventing him from telling them he plans to build one thing and then change it to something else later. He added that the city has to be careful because light commercial has a large range of approved types of businesses. Aziere further added that one of the requirements is that they plat that property within one year of us approving the zone change. With platting we will look at access control, right of way requirements including a larger dedication on the corner in the event of road widening requirements, and drainage and utility easements. Patricia asked if the requirement of platting could be approved for one year upon the sale of the property. Aziere stated that he is not comfortable with a timeline that is contingent upon something that we have no control of. Green added that he agrees with Aziere's thoughts.

Motion by Green – Second by Welch

To substitute platting within a year which will address access control, right of way requirements, drainage, and utilities.

Aziere yea, Wethington yea, Coleman yea, Randel yea, Green yea, Welch yea, Burden yea

Motion declared, carried.

Old Business: There were none.

Correspondence: There were none.

Committee Updates: Jason Welch introduced himself and Randal Green introduced himself.

Off Agenda Items: There were none.

Adjournment:

Motion by Welch - Second by Green

Move to adjourn.

Aziere yea, Wethington yea, Coleman yea, Randel yea, Green yea, Welch yea, Burden yea

Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:20 pm