

HAYSVILLE PLANNING COMMISSION
Agenda
November 9, 2017
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 September 14, 2017
- IV. New Business
 - A. Public Hearing - Zone Change Request LOTS 1 & 2 BLOCK A River Forest 2nd Addition**
- V. Old Business
 - None**
- VI. Correspondence and Informational Reading
 - None**
- VII. Committee Updates
 - New Commissioners**
 - Randall Green**
 - Jason Welch**
- VIII. Off Agenda
 - None**
- IX. Adjournment

Haysville Planning Commission
Minutes
September 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: Bob Wethington, Richard Meyer, Debbie Coleman, Clay Randel, Tim Aziere, Samantha Dillon, Joseph Holub, and Rose Corby, Planning Commission Secretary.

Chairperson Aziere presented for approval the Minutes of August 10, 2017.

Motion by Dillon - Second by Coleman

Move to approve the minutes.

Wethington yea, Meyer abstained, Coleman yea, Randel yea, Aziere yea, Dillon yea, Holub abstain

Motion declared, carried.

Under New Business:

IV. A. Easement Agreement for VAC 2017-02 Chairperson Aziere asked the Planning Secretary to present the staff report. Rose explained that this easement agreement is between the property owners of 298 S. Ward PKY and the City of Haysville granting the city a perpetual right-of-way and easement for the purposes of maintaining the sewer line located under the eastern 30' of the recent request to vacate S. Ward PKY in the Orchard Acres Addition. Discussion followed and included previous questions regarding the change of address for 298 S. Ward PKY where Rose explained that it would be the city's responsibility to notify all of the necessary entities. Dillon asked if the owners understood that the easement would mean they could not build in the easement. Rose stated that they did understand that and also understood they can move forward with building a driveway provided they have control points crossing over the easement.

Motion by Dillon – second by Coleman

Move to approve the easement agreement for the eastern 30' of S. Ward PKY of the recently vacated part of S. Ward PKY as platted in the Orchard Acres Addition, Haysville, Sedgwick County, Kansas described as S. Ward PKY from the North right-of-way of E. Peach Ave. to the North boundary of said Orchard Acres Addition. The West line of which being coincident with the East line of Reserve A in the Orchard Acres Addition and the East line of which being coincident with the West line of LOT 1 BLOCK A in the Orchard Acres Addition.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Aziere yea, Dillon yea, Holub yea

Motion declared, carried.

Old Business: There were none.

Correspondence: There were none.

Committee Updates: There were none.

Off Agenda Items: There were none.

Adjournment:

Motion by Wethington - Second by Dillon

Move to adjourn.

Wethington yea, Coleman yea, Randel yea, Aziere yea, Dillon yea, Chatwell yea, Burden
yea, Stock yea
Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:06 pm.



STAFF REPORT

Haysville, Kansas Planning Commission
November 9, 2017

CASE NUMBER: ZON2017-03

APPLICANT/AGENT: DBAC, LLC (owner/applicant)

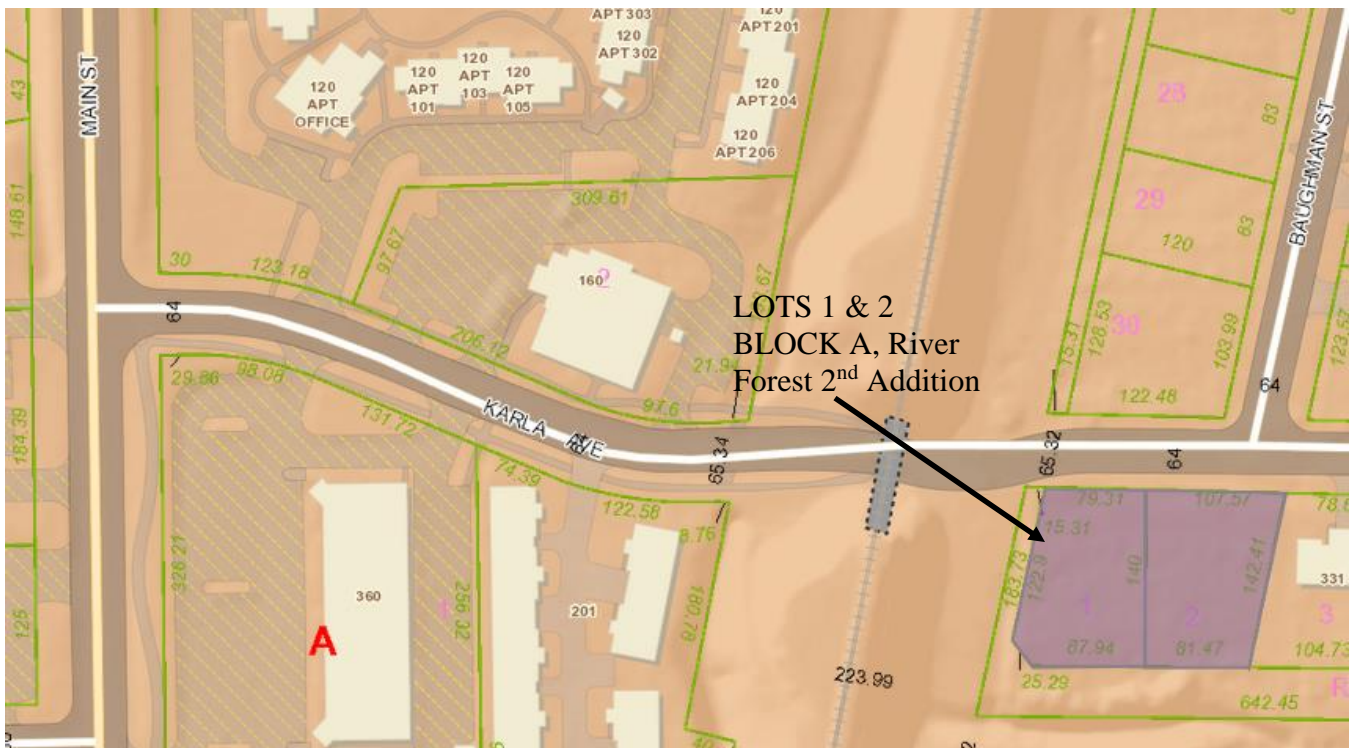
REQUEST: Re-Zone LOTS 1 & 2 BLOCK A RIVER FOREST 2ND ADD to 'BB' to One & Two Family

CURRENT ZONING: 'A' Single Family

SITE SIZE: Lot 1 is 0.29 acres, Lot 2 is 0.30 acres.

LOCATION: The two western most properties east of Union Pacific Rail Line, South of Karla Ave.

PROPOSED USE: Construction of new Two Family Structure



BACKGROUND: The applicant requests a zone change from ‘A’ Single-Family to ‘BB’ One and Two Family. The properties have sat vacant for more than 16 years. Both properties are parallel to the Union Pacific rail line and are the western most properties in the River Forest 2nd Addition south of Karla Ave. There are currently no homes built on either of these lots. All properties in the River Forest 2nd Addition are zoned ‘A’ Single Family.

CASE HISTORY: River Forest 2nd Addition was first platted in June 2000. The City of Haysville acquired River Forest 2nd Addition in December 2015 and are now owned by the Haysville Land Bank.

ADJACENT ZONING AND LAND USE:

NORTH:	‘BB’	One & Two Family
SOUTH:	‘A’	Single Family
EAST:	‘A’	Single Family
WEST:		Union Pacific Rail Line

PUBLIC SERVICES: Karla Ave. is a paved two-lane local road with travel in both directions. The sites have city water and sewer. There is a fire hydrant located in the public right of way on Lot 3 Block A of the River Forest 2nd Add.

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