

Haysville Planning Commission
Minutes
July 13, 2017

The regular Planning Commission Meeting was called to order by Vice-Chairperson Samantha Dillon 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, Samantha Dillon, Amber Chatwell, Penny Rosendale, Joe Holub, Steve Burden, Dawn Stock, and Rose Corby, Planning Commission Secretary.

Vice-Chairperson Dillon presented for approval the Minutes of June 8, 2017.

Motion by Wethington - Second by Rosendale

Move to approve the minutes.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea,

Rosendale yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Under New Business:

IV. A. Vice-chairperson Dillon opened Public Hearing Case #: VAC 2017-01 Vacate 6 Access Controls and establish 8 access controls – LOT 1 BLOCK 1 CAMPUS COMPLEX ADD. EXEMPT NO. 5047-0.

Coleman recused herself from the discussion.

Vice-Chairperson Dillon requested the Secretary to present the staff report:

Rose gave a brief explanation of the case. She explained that the property currently has 7 access openings when there should be 6. There are no records to indicate when the 7th access was installed and that it is in conjunction with the oil well. She further explained that providing an increase in access openings to 8 it would be beneficial to the high school and that the school is including a large increase in the amount of parking which would exceed the minimum required parking stalls.

Joey Deneke, Land Development Cartographer with MKEC approached the podium and stated that he agrees with all of the staff's comment and that the additional access would benefit buses and allow them better access.

Holub asked if the oil well was abandoned and location of oil well. Discussion followed. Dillon asked if with the new parking and the new drive in the area where the parking is going to be; the buses will not have access to the parking? Discussion followed. Burden asked to clarify that with existing 7 accesses are they planning on abandoning one of the accesses. Joey explained that the current access that is allowed is 6 and that they wanted to increase to 8 to include the existing 7th access that is being utilized by the oil well. Discussion followed.

There were no public comments.

Commissioner comments: Burden stated that he has concerns that with the number of openings that he believes there does not need to be more openings as the area is already congested. Chatwell asked if there had been any studies for that road. Rose stated that she does not have that information but will check with

Sedgwick County and will look into additional traffic studies for the area. Coleman stated that she believes that traffic flow was a consideration to include left turn lanes and right turn lanes. Joey explained that the same amount of traffic would still exist but that the additional access should improve the traffic flow better.

Motion by Chatwell – second by Meyer

Move to approve Vacation of 6 Access Controls and establish 8 access controls for LOT 1 BLOCK 1 CAMPUS COMPLEX ADD. EXEMPT NO. 5047-0.

Wethington yea, Meyer yea, Coleman abstain, Randel yea, Dillon yea, Chatwell yea, Rosendale yea, Holub yea, Burden nay, Stock yea.

Motion declared, carried.

IV. B. Vice-Chairperson Dillon opened Public Hearing Case #: REPLAT 2017-01 Southampton Estates Addition to Southampton Estates 3rd Addition.

Vice-Chairperson Dillon requested the Secretary to present the staff report:

Rose gave a brief explanation of the case. She stated that the area is currently divided up into 16 lots and the owner would like to reduce the number of lots down to six to include a large detention pond. She stated that she received correspondence from Sedgwick County requesting an additional easement to be extended across the parking lot.

Charlie Brown, PEC and representative of the owner stated that the detention pond would be under the owner's control.

Dillon recused herself.

Holub explained that he was concerned with the street and he would like it on record that the City of Haysville makes sure that Shira will continue to be a future extension/connection into the future development of the properties located south. Holub asked Rose if she knew what the Fire Department was talking about concerning the Hammer Head. Rose stated that it was a turnaround for fire trucks and Charlie Brown confirmed. Discussion followed. Meyer had concerns about addresses and the fire department being able to see an address on a house sitting so far back from the road. Rose explained that the fire department will specifically come out upon request and install a large green sign on the mailbox post. Burden asked about the drainage easement. Charlie explained that there would be a storm sewer pipe from Shira St. heading east to discharge into the pond. Charlie explained that the owner wanted to maintain ownership of the pond and maintain the pond. He also stated that if the owner does not maintain the pond properly, they will have a covenant that will give the city the right to go in and maintain the pond and that any costs for maintenance would be assessed against the property's owner.

There were no public comments.

Motion by Wethington – second by Coleman

Move to approve REPLAT 2017-01 Southampton Estates Addition to Southampton Estates 3rd Addition.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon abstain, Chatwell yea, Rosendale yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

Committee Updates: There were none.

Off Agenda Items: There were none.

Adjournment:

Motion by Wethington - Second by Coleman

Move to adjourn.

Wethington yea, Meyer yea, Coleman yea, Randel yea, Dillon yea, Chatwell yea,

Rosendale yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:32 pm.