

Haysville Planning Commission  
Minutes  
November 9, 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, Tim Aziere, Amber Chatwell, Randal Green, Joseph Holub, Steve Burden, and Rose Corby, Planning Commission Secretary.

Motion by Wethington - Second by Burden

Move to adjust agenda for an election of a new Vice-Chairperson may be elected.

Wethington yea, Meyer yea, Aziere yea, Chatwell yea, Green yea, Holub yea, Burden yea

Motion declared, carried.

Motion by Aziere - Second by Burden

Move to nominate Bob Wethington as Vice-Chairperson.

Wethington abstain, Meyer yea, Aziere yea, Chatwell yea, Green yea, Holub yea, Burden yea

Motion declared, carried.

Chairperson Aziere presented for approval the Minutes of September 14, 2017.

Motion by Holub - Second by Wethington

Move to approve the minutes.

Wethington yea, Meyer yea, Aziere yea, Chatwell abstain, Green abstain, Holub yea, Burden yea

Motion declared, carried.

Under New Business:

**IV. A. Public Hearing – Zone Change Request LOTS 1 & 2 BLOK A River Forest 2<sup>nd</sup> Addition.**

Chairperson Aziere opened the Public Hearing. Rose presented the Staff Report where she stated that both properties have sat vacant for quite some time and the property has recently been sold to investors who build duplexes. Holub asked if these investors were the same investors that wanted a zone change this past summer in the River Forest area. Rose stated, “Yes” they were lots 26-30. Aziere asked if the lots had been built on. Rose stated, “No”. Aziere asked if the applicant was present and asked her to step forward.

Janet Chadd (applicant) reported that the five existing lots that have been approved have had a lot of dirt brought in and that she has obtained her permits to start building but that delays were the results of financing issues with the banks but that she will start building on these lots soon. Burden asked what the plans were in regards to parking. Chadd stated that the duplexes will have garages and driveways. Chadd presented pictures of other duplex units she has built. She stated they are slab homes without basements as well as 3 bedroom and 2 bath homes. She believes that with the elderly homes nearby she felt that not having stairs would make the duplexes attractive to seniors as well as others who have difficulty with stairs. She stated that she has other duplexes in the city of Haysville and that her maintenance guy lives on

site and that she does not believe there have ever been complaints about her properties. Chatwell asked, “What was the average length of time for tenants to stay in her duplexes.” Chadd stated she requires a one year lease. Chatwell also asked what the exterior of the duplexes were going to look like. Chadd indicated that she will most likely have brick fronts. Rose added that River Forest has an HOA and there are minimum requirements of the exterior appearance that must be met. Aziere closed the public hearing.

Motion by Burden – second by Green

Move to approve the Zone Change request of LOTS 1 & 2 Block A River Forest 2<sup>nd</sup> Addition from ‘A’ Single Family Residential to ‘BB’ One & Two Family Residential.

Wethington yea, Meyer yea, Aziere yea, Chatwell yea, Green yea, Holub yea, Burden yea

Motion declared, carried.

Old Business: There were none.

Correspondence: Aziere announced the Haysville Historic Committee’s Village Christmas event is scheduled for December 2, 2017 from 4:00 – 9:00 pm in the Historic District and Pride Park.

Committee Updates: Aziere announced new Planning Commission member Randall Green. Meyer announced that Park Board has agreed to repaint the fountain using a pool company.

Off Agenda Items: Holub stated that he wanted to discuss the Tyson Chicken plant. The rumors he is hearing about a chicken plant slated to be put between Haysville and Clearwater and that his concern is the water wells and that the city should be concerned about its location. Discussion ensued regarding the location of existing wells and water table. Aziere stated that he agrees with Holub that the city should be concerned about the location. Rose stated that she believes the county was only asking for Haysville’s opinion/input. The location of the wells in relationship to the proposed location of a chicken plant was discussed and the Planning Commission was concerned about this. Additional concerns were raised in regards to the damage to existing roads from semi’s and the amount of traffic that could result. Concern was expressed regarding cost of road repair. Aziere stated that there are only two options for semi’s to travel and it would be on Grand Ave or the Mulvane exit. Discussion ended.

Adjournment:

Motion by Wethington - Second by Chatwell

Move to adjourn.

Wethington yea, Meyer yea, Aziere yea, Chatwell yea, Green yea, Holub yea, Burden yea

Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:24 pm.