

**HAYSVILLE PLANNING COMMISSION**  
**Agenda**  
**September 26, 2019**  
**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 May 9, 2019](#)
- IV. Special Order of Business
  - A. Election of Officers
    - i. Chairperson
    - ii. Vice-Chairperson
    - iii. Secretary
- V. New Business
  - A. [Update Master Review Calendar/Prioritize Plan and Code Reviews](#)
  - B. Review Attendance Policy
- VI. Old Business
- VII. Correspondence and Informational Reading
- VIII. Committee Updates
- IX. Off Agenda
- X. Adjournment

If you are unable to make the meeting, please contact Angie at 529-5900 or [amillspaugh@haysville-ks.com](mailto:amillspaugh@haysville-ks.com).



## HAYSVILLE PLANNING COMMISSION

### Minutes

May 9, 2019 Rescheduled from April 25, 2019

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: Tim Aziere, Bob Wethington, Jason Welch, Debbie Coleman, Clay Randel, Steve Burden, Planning Commission Secretary – Rose Corby.

Motion by Holub Second by Welch

To accept the minutes of February 28, 2019.

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

Motion carried

### Under New Business

A. Case # ZON-012019 Zone Change request from “AAA” Single Family to “F” Light Industrial for property generally described as 7600 S. Broadway Ave. legally described as: N1/2 NW1/4 SW1/4 EXC SW1/4 THEREOF & EXC HWY SEC 4-29-1E.

Chairperson Aziere opened the public hearing and asked Rose to present the Staff Report.

Rose explained the property owner of 7560 S. Broadway purchased the neighboring property at 7600 S. Broadway and has requested a zone change from AAA Single Family to F light Industrial because he is needing to expand the storage area of his existing business (Haysville Rental Center) for the equipment he rents to the public. She further explained, there are reports of traffic congestion when customers are entering and exiting 7560 S. Broadway. Customers entering the property at 7560 S. Broadway have a hard time getting their trailers onto the property and the applicant is wanting to provide an access point on 7600 S. Broadway to allow for the customers to safely enter and exit the business.

Rose explained the property in question was annexed in October, 2003 and a Protective Overlay was established in February 2004 to allow for the property owners in the area to have farm animals. She said there is no other zoning history for this property because prior to its annexation the property was under county jurisdiction.

Rose said there are no existing utilities on the property and all utility companies have no objection to the proposed zone change. She added the Sedgwick County Fire Department has requested an access road to allow them to access the property in the event of a fire or emergency. They also stated that if the existing building on the property would to start being used it would need to meet current adopted fire codes.

Rose said the property does lie within the city limits of Haysville and the proposed zone change meets with the guidelines of the South Broadway Corridor Plan for industrial use but, that the Land Use Plan map identifies the potential use as being dual zoning to include neighborhood mixed use for western portion and commercial mixed use for the eastern portion.

Rose also said that our current zoning code allows for industrial uses in AAA Single Family such as asphalt/concrete plants and mining/quarrying that are allowed in light industrial and oil/gas drilling and rock crushing that are not allowed in light industrial.

Chairperson Aziere asked if any Planning Commission members had any outside contacts regarding this case. There were none.

Chairperson Aziere asked if any Planning Commission members had any conflict of interest regarding this case. There were none.

Chairperson Aziere asked if the Planning Commission Secretary had any communications regarding this case. Rose said she received a call and visit from Gerald Blood who wanted more information and has no objections to the proposed zone change. She received a call from Paul Peach who wanted a better understanding of what the different zoning classifications are and what is allowed in them. He has no objections to the proposed change. Rose also said she received a call from a gentleman yesterday who wanted more information about the proposed zone change and he has no objections.

Chairperson Aziere asked if the applicant is present.

Applicant, Ron Grieving, approached the podium and said that his business has seen a tremendous growth and this will help with that growth. He also said that this will definitely help with the congestion in the area allowing vehicles pulling trailers to go into one entrance and out another through a u-shaped drive. Aziere asked if this was primarily for expansion of the storage area and not expansion of the building for clarification. Mr. Grieving said yes. Aziere asked if he is adding additional parking stalls. Mr. Grieving said yes but, they haven't figured out how they are going to do that. Burden asked, "What is the frontage of the existing business and the lot in question?" Mr. Grieving said it is around 130' and it would provide an additional 600'.

Chairperson opened the floor for public comments. There were none.

Chairperson Aziere opened for Commissioners comments.

Burden said that he is a customer of the Rental Center and that he has experienced the congestion problems with pulling into the existing business and thinks this will help.

Aziere said that from a general standpoint that going from a AAA Single Family to Light Industrial would normally be a concern but, right against the industrial park where the existing business is at and the nature of the applicants business does not give him any concern.

Burden asked if the owner of the farm house south of this property has had any concerns. Mr. Grieving said he has not heard from him and Rose said that the owner has received the certified letter concerning the public hearing as well as the rescheduling of the hearing. She added that his house is roughly 250 south of the property line.

Discussion followed to include the current Land Use Map Plans recommended zoning.

Motion by Welch Second by Wethington

To approve the zone change request for Case # ZON-012019 from “AAA” Single Family to “F” Light Industrial for the property generally described as 7600 S. Broadway Ave. legally described as: N1/2 NW1/4 SW1/4 EXC SW1/4 THEREOF & EXC HWY SEC 4-29-1E.

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

Motion carried

Under Old Business

There were none

Correspondence and Informational Reading

There were none.

Committee Updates

There were none.

Off Agenda

Rose announced the Flood Safety Awareness Meeting scheduled for June 4, 2019, 7:00 p.m. in the City’s court room.

Motion by Wethington Second by Coleman

To adjourn.

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

Motion carried

The meeting of the Haysville Planning Commission adjourned at 7:17 p.m.



2019 Haysville Planning Commission  
**Master Plan Review Calendar**  
*Revised 09/2019*

**January**

N/A

**February**

N/A

**March**

N/A

**April**

N/A

**May**

N/A

**June**

N/A

**July**

N/A

**August**

N/A

**September**

Election of Officers

Comprehensive Plan

**October**

Subdivision Regulations

**November**

Zoning Regulations

**December**

Zoning Regulations

