

Haysville Planning Commission
Minutes
January 25, 2018

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, Richard Meyer, Debbie Coleman, Clay Randel, Jason Welch, Amber Chatwell, Randal Green, Joe Holub, Steve Burden, Dawn Stock, and Rose Corby, Planning Commission Secretary.

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

Motion by Coleman - Second by Randel

Move to approve the minutes of December 14, 2017.

Aziere yea, Wethington yea, Meyer abstain, Coleman yea, Randel yea, Welch yea, Chatwell abstain, Green yea, Holub abstain, Burden yea, Stock abstain.

Motion declared, carried.

Under New Business:

IV.A. Master Plan Review Calendar – Aziere asked to be reminded of the items the things we updated last year. Rose stated we updated the Park Plan, Bicycle & Pedestrian Plan and that this year we would be updating the Comprehensive Plan per Aziere's previous statement that an extensive review of the Comprehensive Plan is done every two years. She added that we are planning on review of the Comprehensive Plan closer to the end of the year because the Historic Plan review would be extensive and new Bicycle & Pedestrian Implementation Plan will be added once completed.

Motion by Wethington - Second by Coleman

Move to approve the Master Plan Review Calendar of 2018

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Welch yea, Chatwell yea, Green yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

IV.B. Closing Calendar – There was no discussion

Motion by Wethington - Second by Coleman

Move to approve the Closing Calendar of 2018

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Welch yea, Chatwell yea, Green yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

IV.C. Public Hearing Case #VAC 2018-01: Vacation of E. Greenwood St. in the Grand Ave. Industrial Park 3rd Addition – Aziere opened the Public Hearing. No Commissioners had any outside contact regarding this case. No Commissioners have a conflict with this case. Planning Secretary announced two phone calls she received. Both were concerns regarding semis that utilize E. Greenwood St. when bringing items to them. 142 S. Pirner Dr. has semis deliver six times a year and the other at 137 S. Pirner Dr. had concerns in regards to his delivery trucks and fire access to his property. Rose also indicated that the Mayor received a call from one of the callers to the Planning Department voicing the same concerns.

Rose presented the Staff Report. She stated that she received information indicating that the property owner south of E. Greenwood St. needed to expand. Due to the limited room in the area including, the inability to expand South, East or West, the concept of vacating E. Greenwood St. could be a viable solution due to it being a street to nowhere, allowing this property owner to expand as needed. She added that the city would like to divide this street equally giving the property located at 137 S. Pirner Dr. the northern half and the property located at 205 S. Pirner Dr., the southern half. She stated that she contacted the fire department asking them for feedback in regards to fire code violations that could arise if the street is vacated. She stated that she received confirmation via email from the Fire Department indicating no concerns if the street was vacated. Rose added that additional information she received this week pertains to concerns she had regarding the fire hydrant located on the southeast corner of E. Greenwood St. She spoke with the Public Works Director, Tony Martinez, and asked, "If the water line was cut west of the fire hydrant, would it affect the pressure or flow in the fire hydrant?" She said that she received email communication from Tony stating that it would not affect the flow or pressure of the hydrant.

Holub asked if we are simply doing this to give them additional property. Rose said that the owner of 205 S. Pirner Dr. needed to expand his building due to a multi-million dollar contract he secured from Spirit Aerosystems. Holub asked who will pay for the removal of this street and the curb radiuses. Rose stated that this would be up to the owners. Holub asked if there would be curb and gutter. Rose said that she did not know but would check into it.

Robert Smith with AAA Air Support approached the bench and stated that he does not need the street itself but that the contract he has received from Spirit Aerosystems means that he will have to expand his primary structure to allow for storage of materials to fulfill his contract requirements. He stated that at a minimum he would need 6,500 square feet to meet this need.

Discussion continued to include the possibility of expanding the primary structure of AAA Air Support south, east and west. Rose stated that due to setback requirements the expansion could not occur east and that parking requirements would still have to be met, proximity to the south property line and the angle at which the lot is outlined on the south would not work, and that there is a utility easement on the west that prevents expansion. Aziere asked if an 811 call was done. Rose stated no, but that she would call it in.

Aziere asked who owns the property at the end of E. Greenwood St. Rose said the City of Haysville. Discussion continued to include Aziere indicating that this road was put in there and stubbed water line so the next phase of the Industrial Park could be expanded right there and there would be multiple access points in an out of the Industrial Park and the City of Haysville is ok with eliminating this and then later on down the road we would not be able to connect to this property. Rose said that the city has property located off of Diedrich St. that could be an access point onto this large lot and that this property is serviced by water from S. Broadway Ave.

Chatwell asked how long this large lot has sat vacant. Aziere said 20 years. Discussion continued. Aziere stated that the reason this street was there was so that the next phase could be tied on cleanly and you would have multiple access points to get out. Chatwell added that it made sense at that point in time but that for the last 20 years there has not been enough development to justify that plan and maybe we should look at a different angle. Holub added the next 20 years is our consideration and he agrees with the Chairman in that elimination of Greenwood would be bad precedent. Discussion continued.

Aziere asked if the City would be willing to sell a portion of the ground located at 7310 S. Broadway Ave. allowing AAA Air Support to expand westward. Rose stated she would bring this proposal to the City and let them know.

Motion by Aziere - Second by Coleman

Move to table until research into possible expansion to the west is completed.
Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Welch yea,
Chatwell yea, Green yea, Holub yea, Burden yea, Stock yea.
Motion declared, carried.

Off Agenda: There were none.

Correspondences or Informational Readings: There were none.

Committee Updates:

Coleman announced that February 8-11 HFI and the school district will have a booth at the WABA home show. April 14 there will be a 'Party in the 060' at Riggs Park. We had 28 new home builds in 2017, far more than in the previous year. WSU classes are coming. They are anticipated to start in August in the old Haysville High School. The old Activity Center is now listed with Jeff Lange and is getting some interest.

Off Agenda Items: There were none.

Adjournment:

Motion by Wethington - Second by Green

Move to adjourn.

Aziere yea, Wethington yea, Meyer yea, Coleman yea, Randel yea, Welch yea,
Chatwell yea, Green yea, Holub yea, Burden yea, Stock yea.

Motion declared, carried.

The meeting of the Haysville Planning Commission adjourned at 7:50 pm.

**ADDENDUM TO STAFF REPORT
VAC2018-01**

Public Services: A locate was completed for E. Greenwood St. and 7310 S. Broadway. The utility easement running north and south on 205 and 137 S. Pirner Dr. cross E. Greenwood St. where it meets the property line of 7310 S. Broadway Ave. This utility easement contains multiple utility lines. There is a gas line from S. Pirner Dr. running west in the road right-of-way with a service line running south to 205 S. Pirner Dr.