

HAYSVILLE PLANNING COMMISSION

Minutes

November 4, 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 were: Tim Aziere, Bob Wethington, Debbie Coleman, Joe Holub, Richard Meyer, Jason Welch and Mark Williams. Also present was Planning & Zoning Administrator Angela Millspaugh.

Motion by Coleman

Second by Welch

To accept the minutes of October 24, 2019

Aziere yea, Wethington yea, Coleman yea, Holub yea, Meyer yea, Welch yea, Williams yea

Motion carried

Under New Business members conducted their annual review of the Subdivision Regulations. Millspaugh stated that printed copies of the Regulations had been distributed at the previous meeting. Millspaugh recommended removing all sections referencing a subdivision committee; replacing any wording requiring a certain number of copies to be submitted to read, "shall file such number of copies and a digital format as the Planning and Zoning Administrator may deem necessary for proper review;" update sections pertaining to streets to require sidewalks along arterial streets and highways in accordance to the adopted Bicycle and Pedestrian Master Plan and any adopted corridor plans; update the regulations to conform to erosion control standards and to amend Article VIII Improvement Procedures to remove specific percentages. Millspaugh stated that the city engineer was reviewing the document as well and would have his recommendations to her by the end of the month. Members discussed the proposed changes. There was a discussion on the subdivision committee and its purpose of finding the smaller items to reduce the amount of time spent reviewing the plats at the regular meetings. Millspaugh stated that the plats would still be sent out to interested parties for their review and city staff would prepare recommendations prior to the Planning Commission considering the plats. Meyer suggested the Title Page include the page numbers.

Also under New Business members began their annual review of the Zoning Regulations. Millspaugh stated that she is proposing the document be broken up into smaller sections. She suggested beginning with Article 4 - Zoning Districts. Millspaugh presented comments that she had received from various staff members regarding the zoning districts. Millspaugh stated that staff is recommending a definition of Assisted Living Facility be added and that such facility be allowed as a conditional use in single-family districts. Members stated they were agreeable to that. Millspaugh stated that there was a recommendation to put in place maximum lot coverage restrictions and size restrictions of accessory structures on single-family residential lots. Members discussed the pros and cons of such restrictions. Millspaugh was directed to put together some suggestions. Millspaugh stated that many complaints were received by the inspections department that residents could not put a garage in their back yard because they

could not fit a car in the side yard. It was suggested that the Commission consider increasing one of the side yards to 8 feet to allow for this. Members discussed this and it was decided that this was primarily a problem in the established districts and most new homes were constructed with an attached garage. Millspaugh stated that the City would be adding regulations pertaining to Mobile Food Vendors and the Commission should consider which zoning districts to list them as an allowed use. She stated the text could be "Mobile Food Vendors as regulated by City Code." Millspaugh also stated that there are a lot of Single-Family Districts and suggested that they be looked at to see if each were necessary. Aziere asked Millspaugh to review the suggested changes and to bring recommendations to the next meeting.

There was no Old Business.

There was no Correspondence.

Under Committee Updates Historic Committee Representative Coleman stated Village Christmas would be held in the Historic Park on December 7 and invited everyone to attend. Haysville Forward Representative Coleman reported that the Trick or Treat on Main Street was a success and had over 1,000 guests. Millspaugh stated to add to the report from the Historic Committee that the siding was being replaced on the Wire House and Community Building, that multiple buildings had been treated for termites and the roof had been repaired and mold removed at the Bank. She also reported the interior of the bank was still under construction.

There were no Off Agenda items.

Motion by Coleman

Second by Wethington

To adjourn

Aziere yea, Wethington yea, Coleman yea, Holub nay, Meyer yea, Welch yea, Williams yea

Motion carried

The meeting adjourned at 7:26 PM.