District III Advisory Board Minutes
May 3, 2017
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The District III Advisory Board meeting was held at 6:30 p.m. at the WATER Center, 101 E. Pawnee, Wichita, KS 67211; Councilman James Clendenin, eight District Advisory Board members, six City staff and one signed in members of the public were present.

Members Present
Elena Ingle
Marco Alcocer
David Robbins
Paul Davis
Catherine Johnson
Gerald Henry
Ron Tracy
Cindy Miles
Councilman James Clendenin

Members Absent
Jessica Hutton
Bruce Gass
Emily “Emy” Winterhalter (Youth Member)
Daisy Olivar

Staff Present
Teia Wair, Community Service Rep
Lieutenant Jeffery Holmes, Fire
Brain Richey, Fire
Seth Goodin, Fire
Justin Camplin, Fire
Dave Clements, Principal Planner

Guests
Listed on last page

ORDER OF BUSINESS

At 6:30 p.m. Councilman James Clendenin called the meeting to order. The agenda for the current meeting was approved. The minutes for April 5, 2017 were approved.

STAFF REPORTS

Fire Report
Lieutenant Jeffery Holmes (Fire House 2): Reported that there was one house fire on south Pershing. The damages were estimated to be twenty-thousand dollars in structural and one-thousand dollars in personal content. The fire is suspected to be arson. One suspect is in mind however; no charges have been filed.

Inspections are being performed on the hydrants as well as building. The goal is to have all inspections completed prior to the one hundred degree temperatures that will arrive soon.

No questions

Police Report
None: The next police report will be June 7, 2017
PUBLIC AGENDA

Scheduled Items:
NONE

NEW BUSINESS

Scheduled Items
ZON2017-00009- Dave Clements, Principal Planner; Discussed a request for a City rezoning request from SF-5 Single Family to TF-3 Two Family, generally located north of West Pawnee Avenue and east of South Water Street (2368 South Water). The applicant would like to rezone the property to a TF-3 District and submit a lot split to divide the property as well as construct a new single-family home.

The existing lot is 9,583 square feet, and is improved with a single family home. The lot dimensions are 65 feet x 150 feet. The proposed TF-3 District has a minimum lot size of 3,500 square feet for a single family home, so the existing lot can be split to meet the minimum lot size for two single family units in a TF-3 District. The proposed new home would be subject to all applicable setback requirements of the TF-3 District. There are several TF-3 zoning Districts with similar lot splits in the immediate area of the subject property.

The Community Investment Plan portrays the subject site as appropriate for “residential uses.” The residential use category encompasses areas that reflect the full diversity of residential development densities and types found in a large urban municipality. The site is also in the Established Central Area (ECA) where infill housing is encouraged with the Wichita Urban Infill Strategy. Based upon the information available at the time the staff report was prepared, it is recommended the application be approved.

Questions/Concerns:
Elena Ingle (DAB): Will the drive-way access be on the Pawnee Street side? Dave Clements: Unsure; however currently there is a fence on the Pawnee Street side. The applicant does have plans to redo the fence.

Paul Davis (DAB): Are there size limitation for what can be added to the property? Dave Clements: There is a setback on the Pawnee as well as on the Water side of the street. The property size is big enough to achieve the requested plan. Paul Davis (DAB): Will there be on the street parking? Dave Clements: Yes

Elena Ingle (DAB): Is very concerned with the drive-way possibly requiring motorist to back onto Pawnee. Encouraged Dave to instruct the applicants to please attend the DAB meetings so they can answer any questions or concerns.

No questions from the public.

Paul Davis Motioned to APPROVE, Ron Tracy seconded the motion.
Motion Carried 7-0
(Cindy Miles sustained from voting due to participation on the MABCD board)
ZON2017-00013- Dave Clements, Principal Planner; Discussed a request for a City Conditional Use to allow accessory structure on 5.08 acres; generally located south of 55th Street South on the east side of Hydraulic (5862 S. Hydraulic). The applicant currently resides on the property and would like to add a mother-in-law suit. The property is zoned single-family residential. It is currently developed with a single-family home and accessory buildings. The site is serviced by a septic system. The accessory apartment will have a separate septic system on the site. There are no parking/setback issues on the property.

The 2035 Community Investment Plan identifies the subject site as being in the Wichita Residential Area and the South Wichita Hydraulic Plan. The Wichita category includes areas that reflect the full diversity of residential development densities. The property is also located in the South Wichita/Haysville Plan. Based on the information available prior to the public hearing, the planning staff recommend the request be approved.

Questions/Concerns:
Ron Tracy (DAB): Are there any contamination concerns with the ground water on this property?
Dave Clements: Unsure. Ron Tracy (DAB): There have been issues in the area around this location.
Paul Davis (DAB): South of this property is Pine Bay. Pine Bay had issues with organisms in the water. Dave Clements: Will check into this situation and provide an answer to Teia Wair, whom will convey the answer to DAB members. Dave Clements: The property has City water and a septic tank for sewer.

Elena Ingle Motioned to approve the recommendations. Catherine Johnson second. Motion carried 7-0 (Cindy Miles sustained from voting)

PUBLIC AGENDA

Off-agenda items
Councilman James Clendenin: Requested that Dave Clements highly recommend for the applicants to attend the DAB meetings. Having applicants in attendance allow for questions/concerns to be addressed by the applicant.

William Stoffer (PUBLIC): With the infill projects has the Tiny House subject be at the table?
Councilman James Clendenin: Accessory dwellings has been discussed. The footage conversation has not been addressed. Cindy Miles (DAB): Requested that a process be created to add the discussion of Tiny Houses.

Paul Davis (DAB): Adding Tiny Houses in certain areas could help with the homes issue.
Councilman James Clendenin: City’s around the country have added Tiny Houses. The issue that occurs is the area becomes a mini shanty town. In Wichita we have the Homeless Outreach team (H.O.T) that has a wide range of option for assisting the Homeless population to become self-sufficient and off the streets.

William Stoffer (PUBLIC): Adding tiny homes could potential create additional Miracle City’s (Planeview/Hilltop). Councilman James Clendenin: If the Tiny house idea is selected the homes will be built with a better quality.

Councilman James Clendenin: Handed out the 2016 Year in Review and a Look ahead booklet. The booklet was published by the City of Wichita. The booklet simplifies the goals for 2017 and the direction the City is headed. Encouraged DAB an well as the Public to read through the booklet.
Councilman James Clendenin: Stated that the Fire Department did awesome! Public Safety is very well funded. The fire response time is great. Fire contained fires to one room of the origin 75.9% of the time. (Exceeding national benchmark of 51.9%). The Wichita PD solved 30 of 31 homicides. Financially the City of Wichita saved more than $57.6 million by continuing to refinance City debt.

Councilman James Clendenin: On Saturday, May 6, 2017 we will have a District III Town Hall Breakfast. At this breakfast we will have a round table discussion. Groups will be able to write down there ideas for ways to utilize District III’s portion of the Hyatt money (1 million dollars). Please attend Citizen Input is very important. The idea is to utilize the funding in ways that citizens want to see it spent to enhance the quality of life.

William Stoffer (PUBLIC): Have you compiled a list of ideas based on health and safety?
Councilman James Clendenin: Yes, I have ideas already but I wish to save them until the meeting.

Updates/Issues/Reports

BOARD AGENDA

Meeting was adjourned.

The next District Advisory Board III meeting will be held at 6:30 p.m., July 5, 2017, at the WATER Center, 101 E. Pawnee, Wichita, KS 67211.

Respectfully submitted,
Teia Wair, Community Service Representative – District III

Guests
W.A. Stofer