

District V Advisory Board
Meeting Minutes
February 06, 2012
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The **District V Advisory Board Meeting** was held at 6:30 p.m. at Fire Station #21, 2110 N. 135th West. In attendance were ten (10) District Advisory Board members, seven (7) staff and twenty- three (23) citizens with eighteen (18) signing in.

Members Present

Council Member Jeff Longwell
Mike Bell
Joey Ellzey
Dalton Glasscock
Mike Greene
Matt Hamm
Mike Hill
Paul Truitt
Kelly Watkins
Wendi White

Staff Present

Captain Russell Leeds, WPD
Captain Mark Hahn, WFD
Kelly Carpenter, Finance
Jim Armour, Public Works and Utilities
Doug Kupper, Parks and Recreation
Jess McNeely, Planning
Megan Buckmaster, Neighborhood Services

Members Absent

Dana Brown
Bryan Frye
Jay Flinn
Pat Ream

Guests

see last page

Order of Business

Call to Order

The meeting was called to order at 6:33 p.m.

Motion was made to approve the minutes from the January 09, 2012 meeting. Motion passed 7*-0.

Motion was made to approve the agenda for the February 06, 2012 meeting. Motion passed 7*-0.

***Joey Ellzey had not arrived**

Public Agenda

1. Scheduled items

None scheduled

Action: Receive and file.

2. Off Agenda items

none

Action: Receive and file.

Staff Presentations

3. WPD/Community Police Report

Captain Russell Leeds, WPD, reported on beats 16, 18, 19, and 199 and District V Neighborhoods.

- ✓ 16 Beat- no specific report
- ✓ 18 Beat- no specific report
- ✓ 19 Beat- no specific report
- ✓ 199 Beat- no specific report
- ✓ OTHER: all beats experiencing car and residential burglaries.
- ✓ Recent trend for auto break-ins at churches during service times.

Craig Jester asked about the reporting process for stolen checks/ mail theft. **Leeds** responded that this is a financial crime and often leads to identity theft. The US Postal service follows up with the Financial Crime Unit.

Action: Receive and file.

4. Wichita Fire Department Report

Captain Mark Hahn, WFD, reported on District V statistics and other WFD information.

- January fire reports: 1 fire in District V: 6700 West Central
- January service calls: 416 calls in District V
- WFD launched Facebook page
- 2012 WFDS Citizens Academy – applications now being accepted

Action: Receive and file.

New Business

5. 2011 – 2020 Proposed Capital Improvement Program (CIP) Budget

Kelly Carpenter, Director of Finance, presented the proposed CIP 2011-2020 CIP Budget.

Kelly Watkins asked for more detail about the Heartland Readiness Center. **Carpenter** responded that it was a joint effort between the City, County, Kansas National Guard and Kansas Highway Patrol.

Action: Receive and file

6. CON2011-00040/ ZON2011-00043- Jess McNeely

Request for LC Limited Commercial (“LC”) and Conditional Use for a Recreational Vehicle campground. Current zoning is SF-5 Single Family Residential (“SF-5”) and LC on the south 200 feet of the property located north of Maple and west of 151st Street West (15520 W. Maple Street).

The members were provided the MAPC staff report for review prior to the meeting. *Jess McNeely, Planner*, presented the case background, reviewed the staff recommendation, reviewed the MAPC

decision to deny the request from their 2/02/2012 meeting and answered questions of members and the public.

Joey Ellzey asked for clarification that the owners have been operating “illegally” (violating city code) and even if the request for zone change to “LC” is approved they would still be in violation of the city code. **McNeely** responded that the owners have not been cited for any violations. The Office of Central Inspection is the enforcing agency for code violations. “Temporary” parking/ storage is loosely defined and it is up to the Superintendent of OCI to determine if a parking/ storage violation has been made.

Paul Truitt asked how long this property has been in the city. **McNeely** responded this property was annexed into the city in 1998.

Mike Greene commented that he has driven by this property many times and has seen RV’s and trailers skirted and stored.

Bob Kaplan, Agent for the Applicant, commented to the board that their job is not to determine whether code violations have been made, but to vote on zoning for this property. If this property remains non-conforming then they have no “restrictions”, but if they receive zoning with a CUP and Protective Overlay, then they have to operate under restrictions. **CM Longwell** responded that the DAB is not a planning commission. They act on behalf of the community and the neighborhood and make decisions based on that premise.

Larry Rowe, 413 Country View Lane, spoke as the owner of the property. He has tried to contact Zoning and Planning many times in the past to make sure he was properly zoned for his use. He has been told he was considered legally non- conforming.

Kevin O’Brien, 15414 W. Maple, commented on the growth of the RV Park. He submitted photos to the DAB documenting the growth from 1980 to 2012. He shared several examples of incidents involving RV park users coming onto private property and police activity involving crime. He also questioned why this RV Park is no longer a KOA franchise.

Bill McKinley, 304 Wind Rows Lake Dr, showed a site plan/ picture of the RV Park that showed the size/ usage by RV’s and trailers. He showed pictures that included areas on the property with built up debris, junk, trash. He also showed pictures of the park from his back yard.

Several other residents stood in opposition of the project. They included: **Tim Hess, 356 Wind Rows Lake Dr, Craig Jester, 336 Wind Rows Lake Dr, Dick Drevo, 301 Wind Rows Lake Dr, Jack Horn, 338 Wind Rows Lake Dr, Sally Cannata, 300 Wind Rows Lake Dr and Arlen and Mary Ann Freund, 239 N 151st W.**

A motion was made to deny the request.

Action: Motion passed 8-0

7. CON2012-00003- Jess McNeely

Request for Conditional Use for Outdoor Vehicle Sales located East of Maize, along the south side of Central Avenue (10303 W. Central Ave.). Current zoning is LC Limited Commercial.

The members were provided the MAPC staff report for review prior to the meeting. *Jess McNeely, Planner*, presented the case background, reviewed the staff recommendation and answered questions of members and the public.

CM Longwell reminded the DAB again of their role to look at cases from a neighborhood perspective and to make decisions based on what is best for the neighborhood.

Tim Austin, Agent for the Applicant, distributed photos of the property and site plan. He noted that traffic would not increase as much as a retail location. They were planning for 7 parking stalls for customers. There were plans for landscaping buffers and the applicant is willing to increase from what is required. There will be no outdoor speakers, no increase in noise or smell.

Dave Rush, 10241 W. Taylor, requested additional screening, possibly a taller wall (10 foot) and minimal lighting with possibly lowering the lighting to security only after closing.

Greene asked what type of wall was currently in place. **Rush** responded a 6 foot concrete wall.

Joey Ellzey asked what the current hours of operation were. **The owner** responded: 8 am to 6 pm on weekdays and 8 am to 3 pm on Saturdays. Closed on Sunday.

Matt Hamm asked what other options for use of this property has been considered? **Austin** responded: professional office space but the building does not have enough width; expanding the service garage which would bring more cars and more noise; and retail space, but the building is not big enough.

Austin commented that the owner is willing to decrease the number of car stalls, accommodate the lighting request and adding landscaping buffers to help with additional screening.

Joyce Rush, 10241 W. Taylor, commented she did not think this was an appropriate location for a car lot. Personally she looks at the car repair building from her back yard. The wall cannot be tall enough; the lighting cannot be low enough and the noise quiet enough to make it all right for the area.

A motion was made to deny the request.

Action: Motion passed 8-0

8. Office of Central Inspection Annual Report- Julie Irvin

The members were provided a 2011 statistical report for OCI. *Julie Irvin, Supervisor*, presented the status of the department and the statistics for 2011.

Mike Greene asked Irvin to define RV Park as opposed to Mobile Home Park. **Irvin** responded the difference is in the language temporary parking vs. permanent storage/ parking. She could get the exact definition at a late time.

Ellzey asked OCI to look into possible violations at 15520 W. Maple. **Irvin** responded she would forward the request to the Zoning inspector. **Ellzey** also asked about temporary signs in R.O.W. **Irvin** responded it was illegal and he could remove them or report to OCI the whereabouts.

Action: Receive and file.

Board Agenda

Board Updates and Issues

CM Longwell:

- Welcomed Troy Palmer, the District V Library Board Appointee.

With no further business, the meeting adjourned at 8:42 p.m.

Respectfully submitted,
Megan Buckmaster, Neighborhood Assistant

Guests

Jack and Gaye Horn	338 Wind Rows Lake Dr
Tim and Marlene Hess	356 Wind Rows Lake Dr
Greg and Sally Cannata	300 Wind Rows Lake Dr
Arlen and Mary Ann Freund	239 N 151 st W
Craig Jester	336 Wind Rows Lake Dr
William McKinley	304 Wind Rows Lake Dr
David and Joyce Rush	10241 W. Taylor
Greg Norris	10203 W. Central
Larry Rowe	413 Country View Ln
Cory Harkleroad	10300 W Maple
Kevin O'Brien	15414 W Maple
Dick Drevo	301 Wind Rows Lake Dr
James Breitenbach	1356 Valleyview