

**District VI Advisory Board  
Minutes  
[www.wichita.gov](http://www.wichita.gov)**

**Wednesday  
August 15, 2012  
6:30 p.m.**

**Evergreen Recreation Center  
2700 N. Woodland  
Clubroom /Lounge**

---

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. There were six (6) District Advisory Board members in attendance, two (2) city staff and three (3) members of the public who signed in.

**Members Present**

John VanWalleghen  
Charlie Claycomb  
Denise O’Leary-Siemer  
Deborah Sanders  
Scott Dunakey  
Joel Weihe

**Members Absent**

Denice Bruce  
Cathy Landwehr

**Staff Present**

Terri Dozal, Neighborhood Services  
Bill Longnecker, Planning

**Scott Dunakey** called the meeting to order at 6:30 p.m. welcoming everyone. **Dunakey** asked members to introduce themselves.

**Approval of Minutes**

There were no minutes for approval

**Approval of Agenda**

The agenda was approved as submitted. (**Weihe/Claycomb 5-0**)

**Public Agenda**

1. **Scheduled items:** None at this time.
2. **Off-agenda items:** None at this time.

**Sanders** arrived at 6:32 p.m.

**New Business**

**Planning**

3. **CON2012-00031**

The District VI Advisory Board (DAB) considered City Conditional Use request for a night club in the city as a rented out facility on LC Limited Commercial zoned property; generally located on the northeast corner of 33rd Street North and Arkansas Avenue.

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

The Board asked/made the following questions/comments: *Responses in Italics*

- What time would this location be open on Friday’s? *8 am on Friday*
- Would alcohol be served at 8 a.m? *From 8 pm to 1 am.*
- Have Police been notified of this request? *The owner spoke with them and was told he would need two officers during his events.*

- Was the neighborhood notified and did they express any concerns? *Yes, everyone within 350 ft. of this facility and we haven't heard from anyone.*
- Would there be outdoor sound amplification? *No outdoor external speakers or amplified sound.*
- How many bars within a mile of this location? *There are bars along Broadway.*
- There will be no cooking on site, correct? *Correct.*

There were no public to speak in favor or opposition of this request.

\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval (VanWalleghen/Sanders 6-0)** of the conditional use request subject to the findings listed in the staff report with addition of no external sound system to be allowed and the facility is to have on-site security when rented.

#### 4. **CON2012-00033**

The District VI Advisory Board (DAB) considered City Conditional use request for a "night club" - "event center" on LC Limited Commercial ("LC") zoned property, generally located on the northeast corner of Mt Carmel and Central Avenue.

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

The Board asked/made the following questions/comments: *Responses in Italics*

- Has this facility been operating at another location? *At present we are reestablishing membership.*
- Is the building being renovated? *We are renovating indoors.*
- Will there be screening? *Near the exit and that could be changed to go out on Central.*
- I don't believe closing the exit on Mt. Carmel would be good for the seniors that go to Barney's Pharmacy.
- How many businesses located on this site? *Just Barney's Pharmacy now.*
- I have a concern with the traffic on the nights they play Bingo.
- Does this location need additional landscape? *Maybe hedge screening to block car lights.*
- Would the landlord allow screening on his property? *He already has a chain link fence.*

George David who lives directly across from this site spoke in opposition stating:

- My house is directly across from this location and there would be no privacy from the headlights when they leave this establishment.
- Who will they rent to? *This is to a Fraternal organization for senior citizens.*
- This type of venue is absurd to put in a neighborhood, it's the wrong environment.
- He has a tenant with two young daughters and her front door will face this facility.
- This building is very rentable for other services.

\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval (Dunakey/Sanders 6-0)** of the City Conditional use request subject to the findings listed in the staff report and the proposed activity list provided at this meeting and recommend landscape/screening along Mt. Carmel frontage from the alley to the first residential driveway across the street.

**Claycomb** left at 7:25 p.m.

### **Board Agenda**

#### 5. **Problem Properties**

**3233 N. Arkansas:** Problem High Weeds

\*\*\*\*\***Action:** Receive and propose appropriate action.

6. **Neighborhood Reports**

No reports were given.

\*\*\*\*\***Action:** Receive and file.

**Announcements**

- Due to the upcoming Labor Day Holiday - DAB VI September meeting will be held on Wednesday, 9-19-12.

With no further business to discuss the meeting adjourned at 7:26 p.m.

**Guests**

Tom Chendorain

George David

Scott Riffel

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant