

**District VI Advisory Board
Minutes
www.wichita.gov**

**Monday
November 4, 2013
6:30 p.m.**

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

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 seven (7) District Advisory Board members in attendance, eight (8) City staff and six (6) members of the public who signed in.

Members Present

Denise O'Leary-Siemer
Charlie Claycomb
Deborah Sanders
Scott Dunakey
Cathy Landwehr
Joel Weihe
Carmen Gard

Members Absent

Staff Present

Lt. D. Mullen, Fire
Terri Dozal, Neighborhood Services
Officer Guzman, Patrol North
Officer Schwiethale, Patrol South
Officer Winder, Patrol West
Dale Miller, Planner
Lesa Lank, Housing
Steve Spade, Transit Director

Council Member Miller called the meeting to order at 6:35 p.m. welcoming everyone. **Miller** asked members to introduce themselves and state their representation for serving on the board.

Approval of Agenda

The agenda was approved as submitted (**Sanders/Claycomb 7-0**)

Approval of Minutes

The minutes for August 5 and Sept, 18, 2013 were approved as submitted. (**Sanders/Dunakey 7-0**)

Public Agenda

1. **Scheduled items:** None
2. **Off-agenda items:** None

*******Action:** Provide comments/take appropriate action.

Staff Presentations

3. **Fire Department Report**

Lt. Mullen, Station 7 reported for District VI there was a structure fire in October that was a garage. Please remember the time change and check your smoke detectors and change the batteries. At present, we have been checking fire hydrants. With the cold weather coming make sure you have your furnace inspected and cleaned so it's ready to use. Keep items away from any floor furnaces. We have two (2) new engines one at Station 7 and the other at Station 2 at Lincoln and Broadway.

*******Action:** Receive and file

4. **Community Police Report**

Patrol South: *Officer Schwiethale* reported officers continue to work on the problem disturbances in Old Town. They continue to educate the bar owners and staff and have good police presence on week-ends. Other cities have areas like this classified as Entertainment Districts. Those kinds of districts have to comply with guidelines. We will look at this possibility. The Homeless Outreach program continues to be busy. We have 100 people in

transitional housing. We have been contacted by Oklahoma and Kansas City to implement our Homeless Outreach program in other cities.

Landwehr asked if the homeless population increases when they hear about the program. *Schwiethale* said that some people think we are handing out items but we don't help with each individual's needs. The Union Rescue Mission received a grant to update the facility and I will be working on other grants to help with homeless issues.

Miller stated that *Officer Schwiethale* is the recipient of the Officer of the Year award for all he does. Let's congratulate him.

Patrol West: *Officer Winder* reported there has been a slight increase in auto thefts in District VI due to people leaving their car warming up unattended. Three cars were taken in October. Officers will be doing a special assignment to make people aware to not leave their car running unattended. Last year in the Patrol West bureau we had 52 cars stolen while warming them. This is a violation of a state law and there is a fine of \$200.

Sanders asked if you have a remote starter and use it, and you are in the house but the car is locked is this a violation. *Winder* stated if the keys are in the vehicle it is a violation leaving it unattended.

Patrol North: *Officer Guzman* reported 41 Beat has had an increase in auto thefts in October around the areas from 13th to 15th from the river to Market Street. We have identified two suspects and have active warrants out for them. 42Beat is doing special assignments on sex trafficking and prostitution and John stings. Also a slight increase in business robberies.

49 Beat has had 11 burglaries in October and eight (8) of them we believe are the same suspects. They are taking TV's, electronics and jewelry. One suspect has a warrant out for his arrest.

O'Leary-Siemer asked if there was any particular car they were taking. *Guzman* responded they are early Honda's as they can shave keys and wiggle them into the ignition and start the car.

*******Action:** Receive and file

New Business

5. Westside Service Improvement Project

Steve Spade, Director of Wichita Transit informed the public that Wichita Transit has recently been awarded funding to implement the Westside Service Improvement Project which is part of the overall vision for improvement of transit throughout the community and will primarily serve citizens in District VI.

The Westside Service Improvements include the following:

- An extension of the **West Maple** route from Tyler and Maple to New Market Square via Maize Rd. connecting with the West Central route.
- A new **West Central** route that would operate from downtown Wichita to the west side of Wichita via Central, Tyler, and 21st to New Market Square connecting with the West Maple route and possibly including serving the Delano district.
- Introduction of a **Neighborhood Feeder** service to connect areas of low demand.

Spade said he was here to actively involve the public in the process of designing the routes to ensure the best possible service is available when we roll-out these improvements in early 2014.

Sanders asked if there would be extended hours of service which would help with the large businesses and their different shifts and riders would not have to go downtown to make a connection. *Spade* said not at this time but we are hearing people want the buses to run every 30 minutes and stop around 11p.m. and connect to major locations.

Miller said this is just the first phase and they are taking baby steps till they know more. **Dunakey** said he appreciated the first phase and the process to optimize the routes. I look forward to future efforts. I know that fares cost 17% of the operating costs at present.

*******Action:** Receive and file

Zoning

6. ZON2013-00025

The District VI Advisory Board (DAB) considered a City zone change request from SF-5 Single-family residential to TF-3 Two-family residential, generally located northeast of Clara and Lewis. The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller, 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:

- Why is there a protective overlay added to this site? *Miller* responded because we had a similar case that the DAB wanted it to have a protective overlay so I just included it.

Dunakey said he didn't see a need for a protective overlay for this case and asked the other DAB members if they objected to removing that condition. There were no objections.

There were no members of the 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 (7-0 **Dunakey/Sanders**) for the zone changes, but to not include the protective overlay.

7. ZON2013-00026

The District VI Advisory Board (DAB) considered a City zone change request from SF-5 Single-family residential to TF-3 Two-family residential, generally located southwest of West Street and Central Ave., on the southwest corner of Florence Street and Newell Ave. The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller, 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:

- Are there any plans to pave Newell Street? *Miller* responded there was a petition on file but had not been accepted but these owners would not object to paving Newell.

There were no members of the 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 (7-0 **O'Leary-Siemer/Weihe**) for the zone change.

8. ZON2013-00029

The District VI Advisory Board (DAB) considered a City request for TF-3 Two-Family residential on property zoned SF-5 Single-Family residential, generally located midway between Meridian Ave. and Seneca St. North of 1st St on the west side of Millwood Ave. The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller, Planner* presented the case background, reviewed the staff recommendation and answered questions of members and the public.

The Board did not ask questions or make comments.

There were no members of the 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 (7-0 **Dunakey/Sanders**) for the zone change.

9. **ZON2013-00030**

The District VI Advisory Board (DAB) considered a City zone change from LC Limited Commercial to GC General Commercial on property generally located on the east side of I-235, on the northwest corner of Hoover Road and Central Ave. The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller, Planner* presented the case background, reviewed the staff recommendation and answered questions of members and the public.

The Board did not ask questions or make comments.

There were no members of the 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 (7-0 O’Leary-Siemer/Claycomb)** for the GC zone change, **subject** to the provisions of a Protective Overlay listed in the staff report.

10. **CON2013-00026**

The District VI Advisory Board (DAB) considered a Conditional use application to allow for Bed and Breakfast operation. The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller, 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 is the age of the home? *Year 1887*
- If the Conditional Use is approved and this applicant goes out of business can someone else come in and use the same Conditional Use? *The conditional use request goes with the land and the new owners will have rules they will need to follow.*
- Would the owner be interested in talking to the neighbors if a meeting was set to do so? *Yes*

David Cullen lives on the Northwest corner of 18th and Park place stated: *Responses in Italics*

- I have concerns about this business in the neighborhood.
- No one in the neighborhood has had anyone from this group reach out to them. *Lesa Lank who lives in the area stated the applicant had approached her and said invited her to his open house when they are ready to show it.*
- There has been no notice from City staff about this case.
- This is going to be a small hotel in the neighborhood.
- Don’t want to see another fiasco like the Campbell Castle.
- Is the funding going to be independent? *There will be no funding from the city.*

******Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval (7-0 Sanders/Claycomb)** of the Conditional use application to allow for a Bed and Breakfast operation.

Landwehr said she had heard no objections from the Midtown Citizens Association pertaining to the case.

11. **Consolidated Plan Priority Needs**

Lesa Lank, Housing staff presented on the purpose of the plan to establish the community’s goals and to provide a framework for evaluating funding requests. One of the required components of the plan is the establishment of community priority needs. Focus should be on areas of need which are eligible for federal funding. *Lank* handed out a paper survey for members to review and submit.

***** **Action:** The District Advisory Board reviewed the input and filled out the survey on community priority needs given to them.

12. Nomination of Grants Review Committee Representative – District VI

The GRC members are appointed annually to review applications from agencies who apply for HOME funds and proposals for ESG and CDBG Public Services programs and then make recommendations to the City Council on the programming for the next program year. Staff asked for a recommendation of a DAB member. Members mentioned since Weihe had only done it for one year it was probably best that he do another year.

*******Action:** The District VI Advisory Board nominated Joel Weihe to serve as the representative to the Grants Review Committee. (7-0 Dunakey/Claycomb)

Board Agenda

13. Problem Properties

No problem properties were submitted.

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

14. Neighborhood Reports

No reports were submitted.

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

Updates from the councilmember

Announcements

With no further business to address the meeting adjourned at 8:00 p.m.

Guests

Gary Ivy
Hamendra Bhakta
David Cullen
Mary Cole
Donna Allison
Jerry Warren

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant