

District IV Advisory Board Minutes
December 1, 2014
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The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217; Vice Mayor Blubaugh, five District Advisory Board members; three City staff, and three members of the public were present.

Members Present

Hestel Sewell
Nick Hoheisel
Don McManamey
Benny Boman
Rebecca Robertson
Vice Mayor Jeff Blubaugh

Staff Present

Case Bell, Community Liaison
Captain Heath, Wichita Fire
Bill Longnecker, Planning

Members Absent

Michael Gomm
Nancy Wilhite
Matt Lashley
John Whitmer
David Kapaun
Josh Shorter
Alex Garcia (Youth Member)*

Guests

Listed on last page

*Youth Members are not voting members

ORDER OF BUSINESS

At 6:30 p.m. **Vice Mayor Blubaugh** called the meeting to order. Minutes from the November 3, 2014 meeting were approved. Agenda for the current meeting was approved.

STAFF AGENDA

Captain Heath, Wichita Fire, reported that the Wichita Fire Department raised over \$27,000 for the Salvation Army city-wide and will be participating in the Share the Warmth Coat Drive as well (more information on the Wichita Fire Department Facebook page). Captain Heath warned that people should be careful with outdoor burning as it is very dry. He also reported that there have been several total system failures in the dispatch system in the past two months.

PUBLIC AGENDA

Scheduled Items

None

Off Agenda items

None

NEW BUSINESS

Scheduled Items

ZON2014-28

Bill Longnecker, Planning, presented on a request to amend Protective Overlay #78 to allow a wireless communication facility for the lot generally located north of MacArthur Road and northwest of Kansas Highway K-42. The applicant, Spire Wireless, is seeking to amend Protective Overlay PO #78 to permit the construction of a wireless communication facility with a 100-foot tall, galvanized steel, monopole tower within a 35-foot (x) 50-foot lease site on GC General Commercial zoned property; Lot 1, Block A, Schulte Country Storage Addition. Spire Wireless is a new provider to the area and it proposes to provide 4G service to the area. PO #78 confines the uses on the subject site to what is permitted in the LC Limited Commercial zoning district, some prohibited uses and a self-storage warehouse with supplemental use regulations. PO #78 also has a building height restriction of 20 feet, which the proposed 100-foot tall tower exceeds. A wireless communication facility with a tower is not listed as a prohibited use, however a wireless communication facility in all zoning districts is subject to the standards of the “Wireless Communication Master Plan.” Because of the site’s close proximity (approximately 1-1/2 miles southwest of the end of a runway) to the Wichita Mid-Continent Airport, it is located within Airport Hazard Zone B, which has a maximum structural height of 75 feet or less. Although the Wireless Communication Master Plan permits maximum structural height of 120 feet in the GC zoning district, the Airport Hazard Zone maximum height is the standard that must be addressed.

The FAA has weighed in and said that there is no safety issue with the height restriction. The single family homes in the area have expressed concern, but there has been no formal protests.

Action taken: The DAB IV members were not able to vote on this issue due to a lack of a quorum. Of the DAB members present, none expressed opposition to the request.

PUD2014-02

Bill Longnecker, Planning, presented on a request for approval of Planned Unit Development #43 (PUD #43) to permit: offices; the manufacture, outdoor display, outdoor storage and outdoor sales of blast resistant buildings and storage containers; parking, storage and repair of vehicles, including tractor/trailers and all other uses permitted by-right in the Limited Industrial (LI) zoning district, except those prohibited by the PUD. The application area contains 55.84 acres located on the east side of South West Street, approximately 1/3 mile south of West MacArthur Road, and addressed as 4340 South West Street.

There have been no calls or protests on this case.

Action taken: The DAB IV members were not able to vote on this issue due to a lack of a quorum. Of the DAB members present, none expressed opposition to the request.

CON2014-32

Bill Longnecker, Planning, presented on a proposal of indoor recycling of industrial scrap metal on the approximately 1.76-acre, LI Limited Industrial subject site; generally located south of Pawnee Avenue, east of West Street, on the west side of Kessler Street. The definition of recyclable materials does not include industrial scrap materials; Unified Zoning Code (UZC) Art II, Sec II-B.11e. The recycling of industrial scrap metal fits into the UZC's (Art II, Sec II-B.14r.) definition of wrecking and salvage; the collecting, dismantling, storing and/or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage material, junk, or discarded materials. A wrecking and salvage operation requires a Conditional Use in the LI zoning district. The site is located in one of the larger, mostly unbroken, concentrations of LI zoning in the City, from Kellogg Street/US 54 Highway to 47th Street South and spreading east to west from West Street; all zoning abutting and adjacent to the site is zoned LI. Development in the area around the site is mostly office-warehouse, some steel fabrication, various manufacturing facilities, equipment and materials storage yards and their offices. A private airstrip (Dead Cow airstrip) is located east of the site, across Kessler Street. Development located east of Dead Cow consists of steel fabrication businesses and office-warehouses. An active railroad track abuts the west side of the site, with an auto wrecking and salvage yard and smaller office-warehouses located west of the railroad tracks. An office-warehouse abuts the south side of the site and a paint and body shop with outdoor storage is located further south. An office-warehouse abuts the north side of the site. Further north, across Pawnee Avenue, there is undeveloped land, office-warehouses, and a meat products manufacturing plant.

DAB? Are recyclables being taken in from commercial sources only or from the public as well? **A:** Most will come from commercial sources, but the public can bring stuff in.

DAB? Will this affect the current delays that the train tracks nearby cause? **A:** It shouldn't.

DAB? How much truck traffic will this increase in the area? **A:** It shouldn't increase by more than a few trucks a day.

Action taken: The DAB IV members were not able to vote on this issue due to a lack of a quorum. Of the DAB members present, none expressed opposition to the request.

BOARD AGENDA

Vice Mayor Blubaugh reported that the China trip went very well. There were several Memorandums of Understanding signed and the possibility was expressed that China may be interested in buying 10,000 new airplanes over the next couple of years. China is also looking at buying around 10,000 large US companies in the future.

DAB? Is there a time frame on the search for a new Police Chief? **Vice Mayor Blubaugh:** No, right now they are focusing on a thorough examination of department policy before finalizing the search.

DAB? What is the reoccurring cost for body cameras for the entire department? **Vice Mayor Blubaugh:** Roughly \$300-400 thousand per year.

Meeting was adjourned.

The next meeting for District Advisory Board IV will be held at 6:30 p.m., January 5, 2014, at Lionel Alford Library, 3447 S. Meridian.

Respectfully submitted,
Case Bell, Community Liaison – Districts III and IV

Guests

Gary Hall
Ed Hiesen
Russ Amy