

District II Advisory Board Minutes

January 6, 2015

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The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20 located at 2255 S. Greenwich Road Wichita KS, 67207. The Council Member, seven board members, four staff and nine members of the public were present.

Members Present

David Babich
Max Weddle
Nazir Jesri
Nick Howell
Kelly Callen
Dale Carter
Brain Carduff
Pete Meitzner- Council Member

Jennifer Baysinger
Stephanie Galicia
Parth Khare- Youth DAB Member

Staff Present

Officer Mike Lloyd, Wichita Police Department
Captain Jim Woods, Wichita Fire Department
Dale Miller, COW Planning Department
Alana Haynes, Office of Community Engagement

Members Absent

Carol Jones
Blaine Knott

Guests

Listed on last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

APPROVAL OF MINUTES AND AGENDA

- **November minutes approved (7-0)**
- **December agenda approved (7-0)**

PUBLIC AGENDA

Scheduled Items

No Report

Off-Agenda Items

No Report

STAFF REPORTS

Community Police Report

Officer Lloyd- Patrol East, Beat 3399 Reported that there were a few things that patrol east have been working on regarding a tagger in District's I and II. The tagger has been identified and is responsible for 26 cases, Officer Dautrich is taking the lead and putting the cases together. Two weeks ago at the Old Nature's Way building a car was stolen and broken into from West Wichita and within 90 minutes the car was stripped. Three people were identified and most of the parts were recovered. Charges will be pressed on the suspects. With the ice and snow on the roads, traffic accidents are increasing. Questions-none.

Action Recommended: Receive and file

Fire Report

Captain Jim Woods, reported there were a total of 538 calls during the month of December. 11 fires and 6 of which were structure. There were 436 EMS calls and 121 service calls, which were mostly calls concerning cars and house doors being locked. Questions-none.

Action Recommended: Receive and file

Park and Recreation Department

Allen Taber, reported that the new activities guide for the Park and Rec. Department is currently available online and in print. Last month the Park and Rec. department had over 5000 partners to attend the Night with Santa. The Park and Rec. department will be presenting an award at the City Council meeting to all the participating vendors and sponsors. On January, 22nd the Park and Rec. department will have a workshop on safety due to the Fairmont Park incident. With partnerships from several organizations, the goal is to inform people of how to have a safe neighborhood and what to look for and report. The time for the event is from 6:30pm to 8:00pm. Everyone should feel safe and comfortable at our parks. There is a new program at Edgemoor Park, Pickle Ball, it is similar to tennis. Today was the first day for having the sport. The sport will be played on Tuesdays from 1:00 pm to 3:00pm for \$2.00. Staff will also teach participants to play the game, if needed. Questions- none.

Action Recommended: Receive and file

NEW BUSINESS

Sedgwick County Emergency Communications.

Laura Meyers, reported that Sedgwick County 911 receives approximately 650,000 calls for service a year. In 2013, there were 80,517 abandoned cell phone calls (non-emergency calls that are generated when a phone that is in a pocket, or being played with by a small child call 911). Sedgwick County 911 is asking citizens to utilize the locking features that are on cell phones, take batteries out of old and inactive cell phones. Use caution when allowing a child to play with a cellular telephone. The Sedgwick County 911 would like to ensure that all incoming emergency lines are kept open for people that need to call 911 in the event of a true emergency.

Council Member Pete Meitzner: Commented that he toured the Sedgwick County 911 facility and that cameras are placed along Kellogg and K-96. 911 is also capable of monitoring speed and redirecting traffic from their station.

Meyers: There are over 30 cameras in the City and yes staff monitors the flow of traffic.

DAB member: That information is also available for the public to view online.

Action Recommended: Receive and File.

ZON2014-00031

Dale Miller, Current Plans Manager, presented on **ZON2014-00031** and reported that staff is recommending the north setback to be 25 feet. The applicant is requesting a 15-foot setback along the north property line. A restriction on video signage has been added, but the section to allow signage to face east across Rock Road where opposite of the apartments, has been corrected. Staff

is recommending a prohibition on convenience stores and drive-thru restaurants. Staff is also requesting the ability to modify Item M dealing with the utility easement to allow staff and the applicant to confirm where the utilities actually are. Signs were up when I looked at the site, recently; the signage doesn't have to be up until the 28 of December.

DAB member: The things that you have mentioned, are the developers in agreement? **Miller:** No, the things I mentioned the developers are opposing.

Russ Ewy: We understand that at these intersections the need for the restrictions may be necessary. We have tried to work with the 13 volunteer restrictions. We have reduced signage, we have eliminated LC restriction requirements, and there are still several areas where staff and the developers differ. The applicant would like to have a 10 ft. setback on the north. The normal setback is 25 feet, we are set back 50 ft. on the west. We are in agreement with providing additional utility easement. This is already a platted lot. We have enjoyed working with the homeowners association and no one has expressed any concerns against our proposal and protective overlay. Other questions received were about apartment renters, the apartment owners will honor their leases for the remainders of their contracts.

DAB member: Is there an access barrier from the apartments? **Ewy:** There is a wooden fence, but I am unsure of a pedestrian access, we will put in an 8 ft. masonry wall. Will the new lights be limited to 15 ft.? **Ewy:** Yes, that is a requirement to have 15 ft. because we are within 200 ft. of a residential property.

DAB member: The 8 ft. wall will go completely around the property? **Ewy:** Yes, we are in agreement that the 8 ft. wall will be best fitted.

DAB member: Are the apartments two story? **Ewy:** Yes, they are.

DAB member: If it didn't go commercial, what height can the apartments go back in as?

Ewy: The allotment is for an 80 ft. height. The scale of a building is determined by available parking, and with commercial development we are estimating 35 ft. two story building.

DAB member: How was your meeting with the NA? **Ewy:** There is nothing that is written for the NA, we were able to talk over the phone, and I provided information on what's going on, the time frame and we also told them about the DAB meeting tonight. The HOA president told us their concerns with the current commercial neighbors and would like for this proposal / protective overlay to address their concerns.

DAB member: What is the main reason for the additional protective overlays regarding the convenience store and the drive-thru restaurant? **Miller:** Noise, trash, debris and the other problems may carry over to the residential property owners. We try to be fair to all of the developers. We had a similar request on Oliver and 21st that we recommended denial. However, we recognize that Rock Road is a different corridor than Oliver. With this corner being small the people that have homes close by will probably experience issues.

DAB member: Is this site bigger than the QuikTrip? **Ewy:** Yes, there is a QuickShop that just open on 21st and Oliver, Douglas and Rock seems to have more traffic, and it seems unfair to eliminate that option from the developer. **Ewy:** We feel that Rock is a different street from Oliver, we also

feel that the single family homes should be protected from the interference. We will be willing to work with the City and order speaker that are not as loud to prevent noise from going into the residential area.

DAB member: I would be interested in hearing what people in the audience have to say.

Citizen: Rockwood NA, We are still having problems with Towne East with trash. The winds come from the south and we smell the fumes from the restaurants, it is not a pleasant odor. The air quality needs to be considered. We already have four restaurants in the area.

Citizen: Rockwood NA, What is the ruling on placing gas storage tanks on site? **Miller:** Nothing is prohibiting a gas storage on site at this time.

DAB member: Has the time frame passed for residents to respond? **Miller:** Standard letters have gone out and HOA's have been notified. The planning commission meeting will be this Thursday and a 14 day protest period will begin after Thursday. The red and white signs are now up. Three calls have been received similar to what Mr. Ewy has described.

Citizen: Rockwood Board Member, We are dealing with a short notice, however; the residents have been informed. We are here tonight to learn more about what is going on. We were informed by an email blast to attend tonight's meeting.

DAB member: Would you be opposed to approving what the developers want because the neighbors are in agreement? **Miller:** Zoning has to be approved, they do not have a specific plan. We will make a recommendation and the City Council will have the final say so.

DAB member: Is it possible for the neighbors to sit down with the developers and create a plan, after which; this item can come back to the next DAB meeting on February 3rd. **Miller:** Yes, that is possible.

Brian Carduff motioned to defer **ZON2014-00031**, until after the Rockwood HOA Meeting on January 20, 2015. **Dale Carter**, seconded. Motion passed, **7-0**. This item has been requested to come back before DAB II on February 3, 2015.

Updates, Issues, and Reports

Council Member Meitzner: Encouraged people to read the ICT2015 article, (that was provided to DAB members) which has information about several businesses and activates coming soon to District II.

Meeting was adjourned.

The next meeting for District Advisory Board II will be held at 6:30 p.m., Tuesday, February 3, 2015, at Fire Station 20, 2255 S. Greenwich.

Guests

Chris Mullen
Russ Ewy

Lonnie Wright
Suzanne Tobias
Ellen McCue

Bill Nestleroad
Lee Don Wadsworth
Whitney West
Tom Richardson