

District VI Advisory Board  
Minutes  
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Wednesday  
February 18, 2015  
6:30 PM

Evergreen Park & Recreation Center  
2700 N Woodland, Wichita, KS 67204  
Lounge Clubroom

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Park & Recreation Center Lounge Clubroom 2700 N. Woodland, Wichita, KS 67204. There were five District Advisory Board members in attendance, two City staff and four members of the public who signed in

**Members Present**

Denise O'Leary-Siemer  
Gregory Boyajian  
Carmen Gard  
Steve Mason  
Josef Hamilton

**Staff Present**

Kathy Morgan, MAPD  
Oscar Raymundo, Administrative Aide

**Guests**

Listed on last page

**Members Absent**

Deborah Sanders  
Scott Dunakey  
Joel Weihe

**Council Member Miller** called the meeting to order and welcomed everyone.

**Approval of Agenda**

The agenda was approved as submitted. **Motion passed (5-0)**

**Approval of Minutes**

The minutes for February 2, 2015 were approved. **Motion passed (5-0)**

**Public Agenda**

**1. Scheduled items: None**

\*\*\*\*\***Action: Received and file**

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

\*\*\*\*\***Action: Received and file**

**New Business**

**3. ZON2015-0001**

Kathy Morgan, MAPD, explained the request from applicant Jacob Management Company (owner / agent) Craig Harms for a zoning change to TF-3 Two Family Residential Zoning. Current zoning of proposed site is SF-5 Single –Family Residential and is located at 547 N Young.

The DAB members were provided with the MAPD staff report with a recommendation to approve.

Members of the DAB and the public asked the following questions:

**DAB?** Is each lot 0.30-acres in size? **A:** The combination of both lots are a total of 0.30-acres

**DAB?** Will the new structure be addressed to Young or Newell? **A:** The shortest distance is considered the front yard, in this case the structure will be addressed to Young.

**DAB?** Will the new structure have any restrictions on what building material or if it may have to resemble the rest of the neighborhood? **A:** In this area, the builder is not restricted on design or type of building materials to be used.

**DAB?** Can a covenant be in place for the new structure? **A:** No, covenants are typically used in new home developments and are enforced by the HOA not the City of Wichita.

**DAB?** Will parking be onsite or offsite? **A:** Parking will be onsite.

**\*\*\*\*\*Action: (Hamilton /Mason) made a motion to recommend approval of the zoning change subject to the conditions listed in the staff report.**

**Motion passed: (5-0)**

#### **4. ZON2015-0004**

Kathy Morgan, MAPD, explained the request from applicant Triple D LLC, Dave Burk for overlay to the zoning in the Old Town district. Current zoning of proposed site is (LI) Limited Industrial Zoning and located at corner of Washington Avenue and 2<sup>nd</sup> Street.

The DAB members were provided with the MAPD staff report with a recommendation to approve.

Members of the DAB and the public asked the following questions or comments:

**DAB?** Are there any plans for the proposed site? **A:** A retail structure is planned to be constructed.

**DAB?** What is the overlay for? **A:** To provide offsite parking.

**DAB:** As downtown Wichita continues to expand and grow, I feel that these types of request fit perfectly with the character and need of Old Town.

**\*\*\*\*\*Action: (O’Leary-Siemer / Gard) made a motion to recommend approval of the zoning change subject to the conditions listed in the staff report.**

**Motion passed: (5-0)**

#### **5. CON2015-0002**

Kathy Morgan, MAPD, explained the request from applicant Rosendo and Celsa Martinez (owners/applicant) for a conditional use permit to have an accessory apartment. The Current zoning of proposed site is Single-Family Residential (SF-5) and is located at 941 West 29<sup>th</sup> Street North

The DAB members were provided with the MAPD staff report with a recommendation to approve.

Members of the DAB and the public asked the following questions:

**DAB?** What is the square footage of the apartment? **A:** It’s roughly 28x48 or 1344 sq ft.

**DAB?** Will the apartment have its own address? **A:** No, the lot will only have one address.

**DAB?** Can the lot be split? **A:** No, there will only be one set of utilities

**Public?** Will the addition of the apartment overload the electric grid? **A:** Westar will have to address that issue.

**CM Miller?** Will each structure have an electrical meter? **A:** No, there will only be one meter on the property.

**Public?** Can the apartment be placed at the end of the lot? **A:** The apartment can be placed within the setbacks.

**Public?** How will the City of Wichita prevent non-relative living in the apartment? **A:** A citizen can file a complaint to the neighborhood inspectors, who will investigate the concern.

**\*\*\*\*\*Action: (Boyajian / Mason) made a motion to recommend approval of the conditional use for an accessory apartment subject to the conditions listed in the staff report.**

**Motion passed: (5-0)**

#### **6. ZON2015-0006**

Kathy Morgan, MAPD, explained the request from applicant Alternative Gifts Markets, Inc. c/o Tony Princ (owner)/ FHL Property Management c/o BJ Sheu (agent) for a zoning change to Limited Commercial (LC). The Current zoning of proposed site is Neighborhood Office and located 1103 N. Topeka Avenue.

The DAB members were provided with the MAPD staff report with a recommendation to approve.

Members of the DAB and the public asked the following questions:

**CM Miller?** Who is the current owner of the property? **A:** The sale of the property has not be completed and is still Tony Princ.

**CM Miller?** By tying both lots together with the covenant, will the owner meet the parking required? **A:** The parking variance is to be lowered from 33 stalls to 24.

**DAB?** How will the covenant be enforced? **A:** The covenant will be placed on the deed of the property.

**DAB?** Will a trash service bin lower the current parking stall count? **A:** The 24 parking stalls already accounts for a shared trash bin.

**DAB?** Will the on-street parking affect the bike lane? **A:** The bike lane design will accommodate the on-street parking.

Members of the public shared their concern for the increase traffic to the area and the limited parking available on the property.

**\*\*\*\*\*Action: (Mason/ Gard) made a motion to recommend approval of the zoning change subject to the conditions listed in the staff report.**

**Motion passed: (3-2)**

#### **7. Issues of Concern**

There were no issues of concern submitted

#### **8. Neighborhood Repots**

There were no neighborhood reports given

**Updates from Council Member**

**Announcements**

The next DAB VI meeting will be held on **February 18, 2015**

**Guests**

Karl Urban

Linda Matney

Steve Paul

Yazmine Batroony

Respectfully Submitted

Martha Sanchez, Community Liaison District VI