

District VI Advisory Board
Minutes

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Monday
March 18, 2015
5:00 PM

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

The District VI Advisory Board meeting was held at 5:00 p.m. at the Evergreen Park & Recreation Center Lounge Clubroom 2700 N. Woodland, Wichita, KS 67204. There were seven District Advisory Board members in attendance, three City staff and 32 members of the public who signed in

Members Present

Deborah Sanders
Gregory Boyajian
Carmen Gard
Denise O'Leary-Siemer
Joel Weihe
Josef Hamilton
Steve Mason

Staff Present

Bill Longnecker, MAPD
Martha Sanchez, Community Liaison
Oscar Raymundo, Administrative Aide

Guests

Listed on last page

Members Absent

Scott Dunakey

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

Approval of Agenda

The agenda was approved as submitted. **Motion passed (7-0)**

Approval of Minutes

The minutes for February 18, 2015 were approved. **Motion passed (7-0)**

Public Agenda

1. **Scheduled items:** None

Action: Received and file

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

Action: Received and file

New Business

3. **ZON2015-0008**

Applicant Abbott Land Survey/Chad Abbott (agent) for zoning change to GO General Office. The current zoning of proposed site is SF-5 Single Family Residential located at McLean Boulevard and north of West 9th 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:

DAB? Where is parking going to be located? **A:** Northside of property facing McLean Boulevard.

Public? On the location a sign advertises as "Rehab" will this office be a drug rehab clinic? **A:** it is currently a chiropractic office.

CM: The building is zoned GO which will allow “medical service” type business, what is requested today is the addition of parking not to change the zoning of the structure.

Public? Will the additional lighting shine into our windows? **A:** they will have to meet city ordinances.

DAB: The additional parking help traffic flow by moving on-street parked vehicles to the parking lot.

Action: (Weihe/ Sanders) made a motion to recommend approval for zoning change subject to the conditions listed in the staff report.

Motion passed: (7-0)

4. CON2015-00007

Dulohery Family Revocable Trust (owner), Abdallah Faleh Alashqar (applicant) for a conditional use permit that would allow outdoor vehicle and equipment sale. The current zoning of proposed site is LC Limited Commercial located at 5601 West Central Avenue. The DAB Members were provided with the MAPD staff report with a recommendation to approve. The applicant and was present to clarify any question’s form the public or DAB.

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

DAB? The proposed site has two abutting lots are they both zoned LC? **A:** Yes

CM? Does the applicant have an approved site plan? **A:** No

CM? If the agent has an adequate site plan, will this location function as an outdoor vehicle and equipment sale business? **A:** Yes, it fits the conformity of the location.

DAB? Is the business already in operation? **A:** Only for vehicle repair and service, all sales are conducted at the approved location on West Street.

DAB? Can the railing be as simple as wooden post and thick cable? **A:** It must be bumper height.

DAB? Can this item be tabled to next meeting to allow applicant to have adequate site plan? **A:** Yes

Action: (Hamilton /Sanders) made a motion to recommend tabling the request for conditional use permit to allow outdoor vehicle sales and equipment to the April DAB meeting, to allow applicant to have an approved site plan.

Motion passed: (7-0)

5. CON2015-0008 & ZON2015-00009

PBP Real Estate, c/o Chris Lee (applicant/owner) Ruggles & Bohm, P. A., c/o Will Clevenger for a conditional use to allow multi-family residential density and zoning change to TF-3 Two-Family Residential. The current zoning of proposed site is SF-5 Single Family residential and located at 31st Street North and Mascot Avenue. The DAB Members were provided with the MAPD staff report with a recommendation to approve subject to the conditions listed in the staff report. The applicant’s agent was present to clarify and answer any questions from the public or DAB.

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

DAB? Does the proposed property have a back yard? **A:** Yes with a fence.

DAB? Does the proposed site have a storm shelter or storm rooms in the homes? **A:** No, it’s not a required.

DAB? Will the pond be fenced? **A:** At this moment the location and size of the water retention is undetermined until platting has been approved.

DAB: The increase of residents to the area will also put a strain on USD 259

DAB? Has the builder contemplated building fewer structures? **A:** We will share that comment with the builder.

Members of the public shared their concern for the increase in traffic to the area, the risk involved with additional vehicles entering and exiting the proposed site, and the development does not fit the conformity of the neighborhood.

Action: (O’Leary-Siemer /Sanders) made a motion to recommend denial for the request for zoning change and conditional use permit.

Motion passed: (6-1)

6. Issues of Concern

There were no issues of concern submitted

7. Neighborhood Repots

There were no neighborhood reports given

Staff Presentations

8. Floodplain Map (This item is scheduled to begin at 6:30pm)

Staff from Public Works and Utilities will present the proposed FEMA Floodplain Map and respond to questions. Members of the public shared their questions and concerns with change in floodplain map.

Action: Received and file

Updates from Council Member

Announcements

The next DAB VI meeting will be held on **April 6, 2015**

Guest

Cathy Laughner	Jim Hunter	John Brungard
William laughner	Jerry Jackson	Liz Hicks
Peter Foyer	Lynn Rogers	Ernst Graves
Joe Lang	George Gutowska	Terry McMiller
James Tobin	Katy Gutowska	Marilyn Lawn
Paul Leis	Rebecca Hoskins	Steve Revs
Vickie Lies	David Lombard	Cindy Revs
Gene Kuhn	PG Smith	Wendell Turner
Hector Urbina	Mary Cole	Ruby Turner
Adam Frederick	Fred Heismeyer	Linda Matney
Ken Simon	Joyce Heismeyer	

Respectfully Submitted
Martha Sanchez, Community Liaison District VI