

District VI Advisory Board Minutes
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Wednesday
February 17, 2016
6:30 PM

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

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 seven District Advisory Board members, two staff members, and six citizens in attendance.

Members Present

Gregory Boyajian
Scott Dunakey
Carmen Gard
Josef Hamilton
Steve Mason
Linda Matney
Denise O’Leary-Siemer

Staff Present

Bill Longnecker, MAPD
Janet Johnson, CMO

Members Absent

Deborah Sanders
Joel Weihe

Guests

Listed on last page

Call to Order

Pro Tem Scott Dunakey called the meeting to order and welcomed everyone.

Approval of Minutes

The minutes for February 1, 2016, were approved. **Motion passed (7-0).**

PUBLIC AGENDA

Scheduled Items: None

Off-Agenda Items: None

NEW BUSINESS

CON 2016-00002

Bill Longnecker, Metropolitan Area Planning Department, presented a Sedgwick County case which was requesting a Conditional Use to permit a rock crusher at 4620 W. 21st St. N. The DAB heard the request so that adjacent Wichita residents had an opportunity to express their concerns.

The conditional use for the rock crushers is proposed for one-year. The applicant proposes to use the crushers to clean up the site by removing the metal and concrete for use on construction projects. There may be a need to operate longer than you a year depending on the market for the concrete rubble and the amount of concrete found on the site. The applicant estimates there is 60,000 tons of concrete on the site, but there may be more buried on the site. The applicant has stated that 1,500 tons of concrete can be crushed in a day. The concrete is pre-processed using an excavator, loader and other equipment to make

piles of the rubble so that when a crushing machine is available it can process this material quickly. The crews normally work 10 hour days during the construction season. The activity will be from 7:00 a.m. to 6:00 p.m., Monday – Friday with Saturdays optional depending on demand. Sundays would be required if the planning to meet the demand requires it. Ten to twenty trucks per day would be coming and going from the site depending on the demand. The crushers have spray bars for adding water during the crushing operation and these will be used to minimize the airborne dust. After the site is cleared of debris the property owner proposes to use the site as permitted in the SF-20 zoning district.

DAB members had the following concerns:

- Environmental impact; are there hazardous materials such as asbestos that will be released into the air? The agent for the applicant stated they have discovered asbestos pipe on the site and it will be properly disposed of according to KDHE regulations. It will not be crushed.
- How will the one-year time limit be extended if needed? Staff said the time limit can be extended for one year by an administrative adjustment. The agent said they anticipate that all crushing will be completed during the first year, but they may still need to transport the product during year two.

Citizens had the following concerns:

- Hours of operation are listed from 7 a.m. to 6 p.m. Monday through Saturday. Would it be possible to not start the crushing operations until 8 a.m. on Saturdays? The contractor for the applicant said that would be fine with him.
- The agent for the applicant said during his presentation that all trucks stage on the property itself. One citizen said crews have been staging on the street, which has caused some issues. The agent responded by saying that they had to clear a staging area on the property and that work has been completed, so there should not be any more staging on the street.

*******Action Taken: Boyajian /Mason made a motion to recommend approval the request with two changes to the 10 listed conditions: 1) Crushing operations on Saturdays will occur between 8 a.m. and 3 p.m. 2) The possible one-year extension will be specified as an administrative adjustment.**

Motion passed 7-0.

ZON2016-00001

Bill Longnecker, Metropolitan Area Planning Department, presented a request for a zoning change from LC Limited Commercial (“LC”) and SF-5 Single-family Residential (“SF-5”) to LI Limited Industrial (“LI”) on a 5.5 acre unplatted tract located north of 21st Street North, along the west side of North Hoover Road (2241 and 2249 N. Hoover Rd.) The subject site is currently developed with residential structures and various accessory structures. The applicant proposes to redevelop the property with wholesale and warehousing uses.

Staff recommended approval of the request with the three provision of Protective Overlay #304.

*******Action Taken: Mason/Hamilton made a motion to recommend approval of the request. Motion carried: (7-0)**

BOARD AGENDA

Issues of Concern

No issues of concern were presented.

The next DAB VI meeting will be held at 6:30 p.m. on March 7, 2016, at the Evergreen Park & Recreation Center (2700 N. Woodland).

Guests

Michelle Worthy

Chase Angell

Tom George

Dean Chestnut

Mark Savoy

One visitor did not sign in