

**District III Advisory Board Minutes**  
**Oct. 7, 2009**  
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The District III Advisory Board meeting was held at 7 p.m. at the Wichita Water Center at 101 E Pawnee. Eight District Advisory Board members were in attendance; five City staff and 18 members of the public were present (2 did not sign in).

**Members Present**

Teresa Cook  
Charlotte Foster  
Jim Gulick  
John Kemp  
DeWayne Kitchen  
Brian Nelson  
Billie Tucker  
Bill Ward  
Council Member Jim Skelton

Joann Hartig

**Staff Present**

Gary Janzen, Public Works Engineering  
Dale Goter, City Manager's Office  
Officer Dwain Diehl, Patrol South  
Officer Dave Hinners, Patrol East  
Janet Johnson, Neighborhood Services

**Guests**

Listed on the last page

**Members Absent**

Judy Dillard

**ORDER OF BUSINESS**

At 7 p.m. **Council Member Jim Skelton** called the meeting to order. The meeting minutes from Sept. 2, 2009, were approved **8-0**.

**PUBLIC AGENDA**

**Scheduled items**

**Dave Chadick of Goodwill Industries**, expressed **concerns** about the red donation bins that are showing up all over the city. He said these bins belong to an out-of-state company that pays a local charity \$20 for each bin that is placed. He provided a number of photographs of bins that were overflowing and surrounded by bags of clothing, furniture and cardboard boxes. He said the bins are being placed on properties where the company owning the bins did not seek permission from the property owner and that the bins are in violation of at least three city ordinances. **Chadick** said he spoke with the Office of Central Inspection and they are taking steps to have the bins removed. **Chadick** asked that the DAB support enforcement of the current ordinances and not change any ordinances that would allow this type of activity to become legal.

**Non-Scheduled items**

**No items**

**STAFF REPORTS**

**Community Police Report**

**Officer Dwain Diehl, 24 Beat Patrol South**, reported his team has been addressing a gang house in the 2000 block of South Main. Police recently met with a group of 18 citizens regarding the concerns with this property, and appropriate enforcement action has been taken; he believes the issues have now been resolved. The Fall Festival and Firefighters Museum parade is slated for Oct. 10<sup>th</sup>. Several business robberies have occurred recently in the Patrol South area. One man has been arrested who is believed to be responsible for 12 of the robberies and another individual who is believed to be responsible for three of the robberies has been arrested. There is also a recent trend at Wal-Mart where women are having their purses stolen out of

their grocery carts – six cases in the past month. Last Saturday Eastminster worked on several projects in the Patrol South area and once a month the Hope in Action group is doing a project in the Beat 24 area.

**Officer Dave Hinners, 35 Beat Patrol East**, said the Patrol East area has had some robberies, but hasn't been hit as hard as Patrol South and Patrol North. His beat has seen a slight increase in burglaries – they seem to be targeting big screen TV's, x-box games and computers. **Officer Hinners** said it appears the burglars are scoping out homes at night when people still have their drapes open and the burglars can see the TVs. He also reported that Officer Heimerman (used to be Anderson) has taken a temporary position (one year) with the Investigations Division and Officer Shanna Cornwell is serving as the Beat 33 coordinator in her absence. Patrol East will host a Halloween party for children again this year on Oct. 30.

**Charlotte Foster** wanted to know when the burglaries are occurring; **Officer Hinners** said mainly during the day.

### **Wichita Fire Department Report**

**No report**

**Action: Receive and file.**

## **NEW BUSINESS**

### **Lincoln Street Bridge and Dam Improvements**

**Gary Janzen, Public Works Engineering**, presenting information on the proposed improvements to the Lincoln Street bridge and dam. Currently, the dam is located under the existing bridge. At nearly forty years old, both the bridge and dam are in deteriorating condition and need to be replaced.

Two design concepts have been identified and are being investigated:

- 1.) Reconstruction/rehabilitation of the bridge and dam at the current location. Physical limitations at the current location would not allow fish or boat passage to be constructed.
- 2.) Build a new dam approximately 100 feet downstream and reconstruct the bridge at its current location. State and Federal regulatory agencies have indicated that relocation of the dam would require construction of a fish passage structure through the dam. This option would also include construction of a safe boat passage through the dam. Staff has been advised that grant funding may be available for both features.

Cost estimates for the two options are nearly equal at this time due to the added cost of reconstructing the bridge around the existing dam; therefore, staff is supporting the second option. The Proposed 2009-2018 CIP budget for the project is \$11,800,000, with \$7,000,000 funded by General Obligation bonds and \$4,800,000 by federal transportation funds.

**Janzen** related several key points. He said a primary objection is to make the area safe; they don't plan on allowing public access on the dam itself (the bridge would still be accessible); and they can't move it any further south without affecting the groundwater and negatively impacting the Gilbert and Mosley cleanup.

He said the project can be built without the Federal grants, but the City would obviously much prefer to utilize available grant money. They are also planning to make the end of Palisade Street a cul de sac.

The item will go back before the City Council on Nov. 3.

**Bill Ward** wanted to know if there would be any landings; **Janzen** said yes, on either side of the boat passage.

**Jim Gulick** pointed out the dam on the little river just north of Central is much older than the Lincoln Street dam and he wanted to know why it isn't as deteriorated. **Janzen** said the dam on Central is much smaller, it's a different type of dam and it's a stand alone dam and much easier to maintain.

**Billie Tucker** wanted to know if they have talked to the swift water rescue team yet. **Janzen** said they aren't that far in the process yet, but their goal is to make the area as safe as possible. He said the boat passage will not involve a swift current and it won't be very deep. If the river gets unusually high, the City will have the ability to close off the boat passage.

**Brian Nelson** wanted to know how deep the pools in the boat passage will be; **Tim Meyer** from MKC said about 4 feet.

**Charlotte Foster** wanted to know if there are any other bridge/dam combinations in the city; **Janzen** said the one at 21<sup>st</sup> Street is also a combination.

**Teresa Cook** asked about extending the bike/waling path outside the scope of this project; **Janzen** said there are no current plans to extend it any further.

**John Kemp** wanted to know how much river bank improvement could be expected; **Janzen** said probably around 800 to 1,000 feet on the east bank.

**Jim Harpel**, 1204 S. Palisade, said parking is always a problem on his street and that people who park there to fish often leave their vehicles there 6 or 7 hours and sometimes all night. He wanted to know how turning Palisade into a cul de sac will help that. **Janzen** said the cul de sac won't have an impact on parking at all and admitted the designers are struggling with the fact there's not much space and very little parking space. He said it's one of the most difficult parts of the project.

**John Kemp (Cook) made a motion to recommend adoption of option two.**

**Action: Motion passed 8-0.**

#### **2010 State Legislative Agenda**

**Dale Goter, Government Relations Manager**, presented the City's state legislative agenda. It is comprised of recommendations from department heads and community-wide issues. Some of the items included the Comprehensive Transportation Plan, High Speed Passenger Rail Service and ASR Project funding. The City will be monitoring the State Budget Deficit, RICO legislation, Eminent domain, home rule and casino revenue distribution, just to name a few.

**Charlotte Foster** asked if there are plans to close the gap between Kellogg and K-96; **Goter** said that's not a project on the list. **Foster** said she thinks as plans are being formulated for the Am Track project, the City should advocate for it going through downtown; **Goter** agreed.

**Action: Receive and file.**

**PUD2009-00004, City creation of PUD-32, the Lost Sock Planned Unit Development for commercial, greenhouse, and warehousing development**

**Donna Goltry, Metropolitan Area Planning Department**, presented PUD #32 The Lost Sock Planned Unit Development, 5439 S Hydraulic Street. Current zoning of the property is SF-5 Single-Family Residential, but past use was as a nursery and greenhouse, Meyer's Garden Spot. **Goltry** explained the property used to have a non conforming use, but lost that because it has remained vacant for several years.

The proposed PUD is 5.06 acres and has six parcels. The PUD was selected as the means for structuring the land into a more cohesive future development pattern, capitalizing on the existing improvements to the extent possible, but moving forward toward a higher quality of development. Its location 1/8 mile away from the arterial intersection and north of the original "commercial corner" zoned LC Limited Commercial ("LC") in 1958 would not have made a case for LC or "OW" Office Warehouse ("OW") type zoning absent the existing buildings onsite. The use of warehouse type activities on the interior of the tract is based on the presence of existing structures that do not lend themselves to high traffic retail use. Setback and buffering requirements are unusual compared to normal commercial development due to the constraints from the existing land use ownership and development patterns. Building coverage varies among parcels due to existing building coverage and is greater than typical of CUPs for some parcels. Finally, design elements are proposed for phasing in as new or extensive redevelopment occurs over the course of reutilization of the land.

**Mark Savoy**, agent for the owner, said the owner wants to make a laundry mat and use the attached greenhouse to provide energy for use in the laundry mat. He believes he can save around \$7,000 a month by doing this. He said they also envision a strip mall with small food businesses and that a church is interested in building on one of the parcels. He said no outside storage will be allowed on any of the parcels.

**Charlotte Foster** asked is there is available parking; **Savoy** said there is plenty of existing parking.

**John Kemp** said because of the impact on Rivendale, it would be important that the owner follow through with the landscaping and try to make the properties look as pleasing as possible. **Savoy** said they plan to stucco the outside of the laundry mat so it wouldn't be just a metal building.

**Brian Nelson** commented that it seemed to him like an odd place for a laundry mat; that while a greenhouse is a low impact business, a laundry mat might not be, citing parking lot bright lights as a possible issue. **Savoy** said they would have low impact lighting and are very excited about this being a "green" project.

**Tony Ghigliotti, 5422 S. Victoria Ct.**, said his back deck faces the property and he had concerns about public noise, it being a 24-hour operation, and about the blowers on the laundry mat. **Ghigliotti** said he is also worried about them building additional warehouses, and how tall would they be? **Savoy** said there are no current plans for additional warehouses and there is a 35-foot limit.

**Council Member Skelton** said commercial trash pick up which often occurs in the middle of the night has been a problem in other areas where commercial property sits next to single family residences. He said he would like the trash pick up to have hour restrictions in this PUD.

**Dustin Richey** said the City needs to make sure the landscaping conditions are adhered to. **Savoy** said the owner agrees with all of the landscaping requirements with the exception of the area on Hydraulic which would require removing portions of the existing parking lot.

**Elena Ingle, 3608 Meadow Lane**, asked what sits between this area and 55<sup>th</sup> street; **Goltry** said McHenry's Tree Farm.

**Anita Fleming, 5145 S. Ash**, wanted to know if the greenhouse would be a retail outlet. **Savoy** said the back green house would not, and he wasn't sure about the front one. **Fleming** said she thought per the zoning code, the property could never be used for anything but a greenhouse; **Council Member Skelton** said that is not true.

**Elena Ingle, 3608 Meadow Lane**, said she thought the City staff had done a good job in outlining the conditions.

**Anita Fleming, 5145 S. Ash**, said a laundry mat is needed in the neighborhood.

**Jim Gulick** wanted to know how much commercial traffic would be accessing parcels 5 and 6. **Savoy** said if he answered that he would be speculating, but he believed the owner would be open to discussions on that and there are multiple access points to the parcels.

**Bill Ward (Gulick) made a motion to accept the staff recommendations with the conditions; subject to platting within one year; and no commercial trash pick up between the hours of 9 p.m. and 7 a.m.**

**Action: Motion passed 8-0.**

### **BOARD BUSINESS**

**Charlotte Foster** reported the Dillons at Harry and Edgemoor is temporarily moving to the Harry Street (Wichita Mall) while the new Super Store is being built.

**Billie Tucker** reported a neighborhood cleanup in Hilltop on Oct. 17.

**John Kemp** reported a neighborhood cleanup in K-15 on Oct. 31.

**Council Member Skelton** reported the 47<sup>th</sup> Street project is underway.

**Meeting was adjourned.**

The next regularly scheduled meeting for District Advisory Board III will be held at 7 p.m., Nov. 4, 2009, at the Water Center at 101 E. Pawnee.

Respectfully submitted,

Janet Johnson, Neighborhood Assistant – District III

**Guests**

Elena Ingle	3608 Meadow Lane
Katie Arnold	6024 S. Walnut
Jayson Nguyen	
Joe Fleming	5145 S. Ash
Anita Fleming	5145 S. Ash
Jim Harpel	1204 S. Palisade
Dustin Richey	
Steve Denton	814 Greenway Ct.
Jim Johnson	1211 Perry
Mark Savoy	433 S. Hydraulic
Tony Ghigliotti	5422 S. Victoria Ct.
Lisa Ghigliotti	5422 S. Victoria Ct.
Tom String	47 <sup>th</sup> Street
Jim Whalen	5130 S. Madison
Dave Chadick	730 N. Milstead
Tim Meyer	