

**DISTRICT ADVISORY BOARD (DAB) I  
MEETING MINUTES**

**Monday, March 7, 2011**

**6:30 p.m.**

**Atwater Community Center, 2755 E. 19<sup>th</sup>, Wichita, Kansas 67214**

**Members Present**

Bill Wynne  
Vicki Churchman  
Gerald Domotrovic  
Steve Roberts  
James Roseboro  
Janet Wilson  
KC Ohaebosim

**Members Absent**

Jesyka Ware (Youth Member)  
Twila Chaloupek  
Janice Rich  
CM Williams

**Guests**

Listed on the last page

**City of Wichita Staff Present**

Battalion Chief Newby, Wichita Fire Department  
Officer Feuerborn, Wichita Police Department  
Officer Wiley, Wichita Police Department  
Officer Lowe, Wichita Police Department  
Officer Weber, Wichita Police Department  
Officer Kimble, Wichita Police Department  
Mark Stanberry, Housing and Community Services  
John Schlegel, Director of Planning Department  
LaShonda Porter, District 1 Neighborhood Assistant

**Order of Business**

**Call to Order**

**Chair Steve Roberts** called the meeting to order at 6:33p.m.and welcomed guests. **Roberts** welcome guest and advised that anyone speaking should provide their name and address for their record.

**Approval of Agenda**

**Roseboro (Wynne)** made a motion to approve the agenda as amended. **Motion carried. 7:0**

**Approval of Minutes**

**Roseboro (Churchman)** made a motion to approve the August minutes as submitted. **Motion carried 7:0**

**Public Agenda**

**1. Agenda Items**

**No items submitted.**

**2. Off Agenda Items**

**Aaron Santry**, 1902 E. Park Street brought forward a concern regarding traffic at Park & Kansas. He noted that he has requested stops signs and was told that the street traffic count does not warrant a stop sign. **Santry** advised that he is concerned with the speed of traffic as well as the safety of the kids as they walk in the street to get to and from school, as there are no sidewalks in the area.

**Santry** noted that he had been in contact with CM Williams and she asked that staff put traffic counters out; however, he didn't feel that would change the response as that step had already been taken. **Santry** wanted to know what his next steps should be because he was really concerned for the safety of the youth.

**Wilson** asked if he had been in touch with his Community Police Officer. **Santry** advised yes. **Officer Wiley** noted that she had also talked with Traffic Engineer and they also informed her that the traffic counts did not warrant a stop sign. **Wiley** advised that it was not the number of cars but the speed of the cars and she was in agreement that something needed to be done.

**Wilson** wanted to know if WPD could request the stop signs due to safety concerns. She also suggested that the community petition the City to address the concern.

**Domotrovic** asked if Santry has talked with the school and worked with them to get the signs put in. **Santry** advised that he planned to get on the agenda of the PTA and Site Council. **Santry** also noted that there have been at least 2 accidents at the location.

**Action Taken: Received and filed.**

### New Business

**3. Request for Resolution of Support for Application for Housing Tax Credits**

**Mark Stanberry, Housing & Community Service** presented information on the request for Resolution of Support for application for Housing Tax Credits for the Hillside Heights Senior Residences at 2459 N. Hillside.

**Stanberry** advised that the proposed project will offer 45 two-bedroom apartment units within a three-story building. The existing building is to be demolished. The proposed building will include a community room, a common laundry room, an exercise room, craft areas, a patio, a walking path, and green space.

**Stanberry** noted that the preliminary tax credit rent amounts are estimated to be \$450 per month, net of utility allowances. He also advised that the City's HTC Policy requires a set-aside of 20% of the units for market-rate-tenants. However, waiver of this requirement is requested, as the project will serve senior citizens, a special needs population.

**Stanberry** noted that the Planning Department staff has reviewed the proposed project, and supports adoption of a resolution of support. Planning staff considers the project to be consistent with the Wichita-Sedgwick County Comprehensive Plan Functional Land Use Map. Planning staff also note that the zoning designations allow for residential development at the proposed density; however, the property must be platted before building permits can be issued.

**Stanberry** also noted that the Office of Central Inspection staff has also reviewed the proposed project. OCT staff has indicated that the height of the proposed buildings does not appear to exceed the maximum allowed. OCI staff further noted that the apartment buildings will be required to meet the accessibility construction design standards of the Fair Housing Act, and that the community room and other common areas will be required to meet the construction design requirements of American With Disabilities Act Accessibility Guidelines (ADAAG).

**Stanberry** advised that Housing and Community Services (HCS) believes that the proposed project will provide safe, clean affordable rental housing, and recommends approval of a recommendation for the adoption of a resolution of support by the City Council.

**Stanberry** then invited Andy Bias the developer to present information regarding the project to the Board and he stood for questions.

**Andy Bias, Mennonite Housing** advised that mark had given the details of the project and had provided a great summary of the project and that he would stand for questions.

**Roseboro** how much is there a need for senior housing, there seems to be quite a bit in the city. **Bias** advised the need is great.

**Wilson** wanted to know at what age you are considered a senior for this project. **Bias** responded at the age of 55.

**Wilson** also wanted to confirm that there would be only one elevator for the project. She questioned if that would be a lot of walking for the seniors. **Bias** confirmed that yes there would be only one elevator, but not much walking because of the location of the elevator.

**Wilson** also wanted to know if there would be a fence around the property. **Bias** advised no.

**Wynne** wanted to know how the building would blend in the area since it was three-stories. **Bias** advised that it wouldn't be taller than Fairmount Towers.

**Roseboro** wanted to know how he would handle the facility if the elevator went out, since it is only one. He wanted to know if he would consider adding another one. **Bias** advised that the cost of adding an additional elevator would increase the project cost by a minimum of \$100,000.

**Action Taken: Recommended approval for adoption of the resolution of support for the Housing Tax Credit Application, with waiver of the 20% market-rate unit requirement, subject to further review, in accordance with the City of Wichita's Housing Tax Credit Policy.**

### Staff Report

#### 4. Fire Report

**Battalion Chief Newby, Wichita Fire Department** presented information on the activity of the Fire Department. He advised that the time was changing this weekend and that residents should remember to change their batteries in their smoke alarms, flashlights and battery operated radios. He noted that houses with floor furnaces needed to remove rugs covering the grate, as this usually causes problems every year.

**Newby** provided statistics for the District 1 community for February 2011:

Accidental	6	\$353,000
Incendiary	6	\$ 71,000
Undetermined	<u>2</u>	<u>\$215,000</u>
<b>Grand Total</b>	<b>10</b>	<b>\$639,000</b>

The **Board** thanked Battalion Chief Newby for his presentation.

**Action Taken: Received and filed.**

#### 5. Police Report

**Officer Wiley, Beat 25, Wichita Police Department** presented information on the activity for her beat advising that residential burglaries were up and that they were running special assignments to try and stop the activity. No suspects at this time.

**Wiley** informed the Board that the Drop In Center downtown was being moved to the Hyde neighborhood. She noted that this would create some issues for the Police and that was not a good move.

**Officer Lowe, Beat 34, Wichita Police Department** advised that there has been a reduction in burglaries on his beat. He noted that on Beat 32 there was hotspot trend on auto thefts, but it mostly likely is being triggered by the cold weather and residences warming there cars up and not watching them.

**Sgt. Travis Rakastraw** advised that he replaced Sgt. Salcido.

**Officer Weber, Beat 44, Wichita Police Department** advised that there were several homicides: 1832 N. Minneapolis this was related to an attempted robbery and at 3101 E. Stadium where the young man killed his grandmother.

**Weber** also noted that they were increasing foot patrol, actively enforcing drug activity at 1501 Kansas, to try and curtail some of the unwanted activity in the area.

**Weber** advised that he would continue the juvenile community service projects this summer and if anyone had any projects that needed volunteers to give him at call at Patrol North at 350-3400.

**Officer Kimble, Beat 47, Wichita Police Department** presented information regarding crimes in both Patrol North and District 1. Reporting the following statistics:

	District 1	Patrol North
<b>Reported Crimes</b>	<b>937</b>	<b>984</b>
<b>Part 1 Crimes</b>	<b>246</b>	<b>257</b>

**Kimble** advised that there was an attempted murder at Grove Apartments due to domestic violence. He noted that the boyfriend stabbed his girlfriend in the heart, however she survived the attack. Suspect in custody. **Kimble** also noted that they confiscated marijuana and weapons from an apartment at the Grove Apartments.

**Kimble** noted that there is a burglary trend that is occurring in the area where the burglars are entering the homes through the back of the house. They have one suspect apprehended and were able to connect him to three other burglaries

**Kimble** advised that there would be a Walk Against Gang on April 30<sup>th</sup> starting at Evergreen Neighborhood City Hall – 2700 N. Woodland.

**Kimble** also advised that WPD has focus on aggressive driving and DUI incidents and they working to reduce these incidents through higher enforcement.

**Wilson** wanted to know if Grove Apartments was considered a hotspot. **Kimble** advised that the activity is periodic.

The **Board** thanked the Officers for their reports.

**Action Taken: Received and filed.**

### New Business

6. Wireless Communication Plan Update

**John Schlegel, Planning Department**, presented information on the revisions to the Wireless Communication Plan. **Schlegel** noted that several recent wireless communication cases have involved requests for lattice towers to support microwave antenna installations for point-to-point data communications. However, the Communication Master Plan indicates that the type of tower that should be approved for such requests is a monopole. However, the applicants asserted that the sway and twist capabilities of a lattice tower are superior to that of a monopole and are necessary to avoid data loss in a microwave-based point-to-point data communications system.

**Schlegel** advised that as result of these requests and all efforts by all parties the Wichita City Council requested a workshop to discuss the issue. At the workshop the consensus of the City Council was that favoring a monopole in all instances where a tower is shorter than 150 feet is too restrictive and that Section VI.B.3 should be revised to allow lattice towers in additional situations.

On January 6, 2011, the MAPC initiated the process to amend the Wireless Communication Master Plan and assigned the Advance Plans Committee to review the issue and submit a recommendation. The recommended update focuses on three areas:

1. Pages 20-21 have recommended revisions to Section VI.B.3. These revisions attempt to clarify when it is acceptable to use a lattice tower and when it is acceptable to use a monopole. The proposed revisions include both a written description and a visual illustration of the acceptable tower types.
2. The current version of the plan references the “existing” zoning code. However, these references are outdated since the zoning code has been updated twice since the plan was adopted. Therefore, these references have been deleted or modified so that they are currently accurate.
3. In 2008, the zoning code was updated to change the heights and zoning districts in which Administrative Permits could be granted, and Administrative Permits in the City were limited to designated properties. Additionally, the zoning code was updated to reflect changes in FAA lighting requirements and to remove an “economic feasibility” test when considering requests for new towers. Therefore, the plan has been updated to reflect these changes.

**Churchman** advised that she was positively struck by all the changes. She confirmed that the plan read like these were the guidelines but each case will be dealt with on a case by case basis, which provides for more flexibility.

**Wilson** wanted to know if KDOT was getting on board. **Schlegel** advised not at this time they don't like the liability of others using there towers.

**Action Taken: Recommended that the City Council adopt the March 2011 updates to the Wireless Communication Master Plan as an amendment to The Wichita-Sedgwick County Comprehensive Plan.**

**Updates, Issues and Reports**

**Roseboro** advised that Northeast Heights would be meeting on the 4<sup>th</sup> Thursday. He also advised the Wichita State University will be partnering with Northeast Heights for a neighborhood clean up on April 30<sup>th</sup>. Additionally, there would be a Mayor candidate forum at the United Way on March 23<sup>rd</sup> at 5:30 p.m.

**Wynne** advised that there Neighborhood Association will be meeting on 4<sup>th</sup> Thursday and would also have there clean up on April 30<sup>th</sup> in partnership with the Love Wichita project.

**Roberts** advised that Crestview Heights Neighborhood Association would be meeting on the 17<sup>th</sup> at 7 p.m.

**Churchman** advised that South Central Neighborhood Association meets the 3<sup>rd</sup> Monday of every month at Bethany. She also reminded everyone that there was a public meeting regarding the construction of the Lincoln Bridge on Wednesday. **Churchman** advised that there was going to be a Community Garden exchange on April 30<sup>th</sup> and that you could exchange plants and tools.

**Wilson** advised that A Price Woodard meets on the 2<sup>nd</sup> Wednesday at Hope Street at 6 p.m. She also noted that they would have there clean up on April 30<sup>th</sup> as well.

With no further business, the meeting adjourned at 7:43 p.m.

Respectfully Submitted,  
**LaShonda Porter**  
Neighborhood Assistant

**Guests**

Aaron and Kristi Santry  
Shirley Hicks  
Beverly Domotrovic