

District IV Advisory Board
Meeting Minutes
August 5, 2009
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The **District IV Advisory Board Meeting** was held at the 6:30 p.m. at the Lionel Alford Branch Library, 3447 S Meridian.

Members Present

Hestel Sewell
Tom Engelmann
Nancy Wilhite
Joshua Blick
Gerald Marsh
Peggy Bennett
Amanda Barr

Staff Present

Officer Winder, Police
Kelli Glassman, City Manager's Office
Officer Floyd, Police
Dale Miller, Planning

Order of Business

Call To Order

The meeting was called to order at 6:30 p.m.

The August 5, 2009 agenda was approved 7-0 (Marsh/Sewell)

Public Agenda

The public agenda allows members of the public to present issues not on the agenda to the District Advisory Board. Each presentation is limited to five minutes unless extended by the Board.

1. Scheduled Items

No items were scheduled

2. Off-Agenda Items

Staff Presentations

3. Public Safety Reports

Community Police Report

Officers present reported the following:

- There has been an increase in auto larceny at the airport. The suspects are stealing and dropping the vehicles somewhere else, so please call the police if you notice unmoved vehicles. Also, citizens need to lock their cars and not leave items in them that may get stolen.
- The McCormick NA clean-up is August 8 from 8 until- noon
- School traffic will be starting up again, so slow down and be aware
- A robbery suspect has been caught and is good for others on the east side of town
- There will be a career fair sponsored by several local organizations August 8 from 10 am -2 pm at Osage Recreation Center
- National Night Out went well
- There is a white supremacist issue being looked into at a bar on 31st St. Officers stated that they have not seen this type of issue for many years.
- Elderly women have been the target of money hoaxes
- The Truesdell Middle School School Resource Officer will also cover Hamilton Middle School as least for right now until budget issues are resolved.

Action Taken: Received and filed.

4. Fire Report

Staff present stated that

- A new recruit class of 24 graduated
- A new fire station is coming online this week
- **Blick** stated that he attended the Citizens Fire Academy and it was great

New Business

5. MAPC Motor Vehicle Impound Lot Proposed Amendment

Dale Miller, Planning Department, presented information on the proposed amendment to the Wichita-Sedgwick County Unified Zoning Code to establish new guidelines to our current regulations regarding the storage of motor vehicles. The Wichita-Sedgwick County Unified Zoning Code (“UZC”) defines the following terms:

Vehicle Storage Yard: the keeping outside of an enclosed building for more than 72 consecutive hours of one or more vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles. The term vehicle storage yard does not include “wrecking/salvage yard.”

Vehicle, Inoperable: any vehicle that is unable to operate or move under its own power. It shall also mean any vehicle that is in an abandoned, wrecked, dismantled, scrapped, junked or partially dismantled condition which includes having uninflated tires, no wheels, or lacking other parts necessary for the normal operation of the vehicle. It shall also mean any vehicle that because of mechanical defects, a wrecked or partially wrecked frame or body or dismantled parts, cannot be operated in a normal and safe manner. An inoperable vehicle shall not include vehicles needing only the installation of a battery or the addition of fuel to operate.

Wrecking/Salvage Yard: a lot, land or structure, or any part thereof, used for the collecting, dismantling, storing and / or salvaging of machinery, equipment, appliances, inoperable vehicles, vehicle parts, bulky waste, salvage material, junk, or discarded materials; and / or for the sale of parts thereof. Typical uses include motor vehicle salvage yards and junkyards. In the unincorporated area of the county only, the term “wrecking / salvage yard” shall not include the storage of salvage materials as permitted in Section 19-22(c) of the Sedgwick County Code.

The circumstance that triggered the Planning Commission’s request to review this issue was the recent filing of three applications for “wrecking and salvage” by individuals who provide vehicle towing and impound services and/or conduct auto insurance pool auctions. Some vehicles taken to these businesses are inoperable, and may be stored up to three or four months, without any intention of repairing the vehicle, before they are removed from the site. The vehicles are not dismantled or parted out, only stored, but because the business stores inoperable vehicles for longer than 72 hours, by UZC definition, the activity is categorized as “wrecking and salvage.” Wrecking and salvage uses are only permitted with “conditional use” approval in the LI Limited Industrial (“LI”) and GI General Industrial (“GI”) districts, and is permitted “by right” in the AFB district.

Staff recommends approval of the proposed amendment. Adoption of the proposed amendment would provide an additional auto-related use type. From a zoning administration standpoint, the proposed amendment distinctly separates the storage of inoperable vehicles

from wrecking and salvage operations. The storage of inoperable vehicles by towing services and insurance auto pools and similar users would become a use permitted by right in the LI and GI districts; eliminating the public hearing requirement for property already zoned LI and GI the community has required since at least 1954. These types of uses have generated neighborhood opposition, not just from residential users but business owners as well. However, the proposed amendment includes development standards designed to mitigate foreseeable impacts by requiring screening from ground view and the use of all-weather surfaces where vehicles are stored.

The Board expressed concern that the document contained errors that needed to be corrected. There were also concerns regarding the toxins that result from these business and the amount of storage time these businesses can have to store the vehicles and their parts.

Action Taken: Marsh (Sewell) recommended that the proposed amendment be denied and returned to MAPC for further clarification and then brought back to the Board. Motion passed 4-3.

OLD BUSINESS

6. No items were submitted

BOARD AGENDA

7. Board Updates and Issues

- The Board welcomed new member Amanda Barr
- Bennett announced that she will not be at the next meeting
- Marsh announced the passing of Board Member Lee Webster
- Blick announced the the Chisholm Trail Post Office Branch may be closing, he is the new president of Southwest NA and that their clean-up is November 14
- Wilhite announced that the National Night Out event for McCormick NA went great and that their clean-up is August 8

8. Adjournment

With no further business, the meeting adjourned at 7:52 p.m.