

**District VI Advisory Board
Minutes
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**Wednesday
September 15, 2010
6:30 p.m.**

**Evergreen Recreation Center
2700 N. Woodland
Lounge Clubroom**

The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI councilwoman led the meeting with five (5) District Advisory Board members in attendance five (5) city staff and three (3) members of the public who signed in.

Members Present

Cathy Landwehr
Scott Dunakey
John VanWalleghen
Bob Aldrich
Charlie Claycomb

Members Absent

Pat Randleas
Carol Skaff
Jaya Escobar
Marsha Carr

Staff Present

Terri Dozal, Neighborhood Assistant
Donna Goltry, Planner
Officer Schweithale, Patrol South
Officer Lang, Patrol North
Chief Snow, Fire

Neighborhood Assistant Dozal called the meeting to order at 6:40 p.m. welcoming everyone.

Approval of Minutes

The minutes for August 2nd were approved as submitted (**Aldrich/VanWalleghen 5-0**) and August 18th were approved as submitted (**Aldrich/Claycomb 5-0**)

Council Member Miller arrived at 6:45p.m.

Approval of Agenda

The agenda was approved as submitted. (**VanWalleghen/Claycomb5-0**)

Public Agenda

1. **Scheduled items:** None at this time
2. **Off-agenda items:** None at this time

*******Action:** Provide comments/take appropriate action.

New Business

Staff Presentations

3. **Community Police Report**

Patrol South: *Officer Schweithale* reported for *Officer Carlson* in Old Town there had been no increase in larcenies but there was an increase in aggravated assaults. We believe more people are reporting crimes which explains the increase. We have more officers working part-time on weekends in Old Town for increased safety. The major concern at present is noise and officers are looking into the ordinance with the Law department on educating bars about the requirements concerning noise. We are trying to get the noise meter certified in order to check correct decibel levels. **Claycomb** asked if there were any tickets issued for noise. *Schweithale* responded there had been some tickets due to the music levels.

Patrol North: *Officer Lang* reported on his area boundaries and said there have been increases in gang activity at schools with rival incidents. There was a stabbing at Schell Park and we recently had some problems in Evergreen Park. This is many Hispanic gangs wanting to take control of these areas. National Night Out was a great success with a lot of turnout. I attended 9 of my 10 block parties and received feedback from residents who appreciate us and I'm glad to see more resident involvement.

***** **Action:** Receive and file

4. **Fire Department Report**

Chief Snow reported in August 2009 there were 23 fires and for August 2010 there have been 20 fires. For both years there were six structure fires. For 2010, there have been three investigated structure fires, one at 1414 W. Julianne was an accidental grease fire, 1124 W. 36th was a back bedroom in a mobile home where someone was playing with matches and 112 E. 21st Street was arson when a Molotov cocktail was thrown and police were called in to assist. Our medical calls for this year have decreased and the service alarms have stayed the same compared to 2009 statistics.

This school year we are working with USD259 on a career path in working for the fire department. We have 25 kids from NE Magnet enrolled with 19 of them females. This is the only type of fire curriculum being used in the state. We also will do a pilot program for EMT training and Firefighter 1 with 35 kids from North High and 29 kids from West. The Blacktop Nationals Show cars were a successful event. Very peaceful and they are already planning on coming back next year. October is fire prevention month and we have smoke alarms we received from a grant for seniors that we will install. Fire Safety is our big focus.

*******Action:** Receive and file

New Business **Planning**

5. **DER2010-00009**

Before the presentation of the zone request **Member Aldrich** wanted to declare he has been involved intensely with the case.

The District VI Advisory Board (DAB) considered a request to establish the Bridgeport Protective Overlay on property zoned GI General Industrial, generally located in an area bounded by 29th Street North, Broadway, I-235 and I-135.

The members were provided the MAPD staff report for review prior to the meeting. *Donna Goltry*, Planner presented the case background stating the Bridgeport Protective overlay has been in the works for two years, reviewed the staff recommendation and answered questions of members and the public.

The Board asked the following questions/comments: *responses in Italics*

- The City of Wichita will stay neutral about this case.
- Will residents be allowed to opt out of the protective overlay? *Yes, and there are four requests to opt out.*
- What percentage of area business owners were in favor of the overlay? *50% of property owners.*
- Who determines the businesses can opt out?
- Do you know the percentage of the area's assessed value? *I do not.*
- Would this affect the soccer fields in this area? *That is City owned property.*
- Can there be accessory use, such as work-out facilities, day-care, etc.?
- Will some businesses be excluded? *Any work with concrete, rock crusher or salvage. There may be some*

donut holes in the Protective Overlay of businesses who opt out.

Rick Lowe, 1509 S. Spring Hollow Circle representative for Bridgeport stated his group had over 50% of the area has been working on the Protective Overlay to restrict certain type land uses. We know some land owners will opt out of the request. We have talked to 90% all the different land owners under the General Industrial zoning and it's been work to determine how we exclude certain types of businesses. There is a list of business types that don't fit into the industrial nature. Our concern is for safety to the area and to not have a negative value to the property. One individual was opposed.

VanWalleghen asked about the Day Care at Love Box and *Lowe* responded that was to be relocated.

Landwehr asked what type of business would fall under personal care and personal improvement. *Goltry* said personal care could be a Laundromat and personal improvement could be massage, fitness, art or dance studio.

Dunakey stated he knows some of the companies have on-campus daycare or workout facilities, would the overlay be amended to allow them as accessory uses. *Goltry* said as long as they are not stand alone facilities they would be allowed.

Laurie Campbell, Park City stated she had three businesses and wanted to opt out. *Campbell* said she doesn't believe in restrictions for her own property, this doesn't speak to the majority. They all just own large plots of land. At present we have lots of railroad and busses. If we have a large business that wants to come here it won't be able to. With the City of Wichita growing we need more locations offered that are for General Industrial. I do not support this. *Goltry* said there is General Industrial land north of Bridgeport.

Miller asked if she was opposed to the Protective Overlay even with the opt. out option. *Campbell* said yes.

Dunakey asked if we are limiting other uses, why not limit churches? *Lowe* said there is Central Christian Church Helping Hands Ministry that is a 501c3 and is an existing business.

Alvie Campbell, Park City said he has owned his three businesses for 12 years and with this prohibiting recycling I am against the protective overlay.

Bud Palmer wanted to know if this would keep him from using a facility in that area he bought for private functions. *Goltry* said if the functions were private it would not be a problem.

Denise Gerber 128 Dellrose has a business at 3030 N. Ohio stated she felt this was a positive move for the area as it would reinforce property value.

Aldrich said the staff report reveals what Bridgeport wants to create. This is an area with 4000 employees. What was initially established by the City of Wichita is what we are trying to protect. This is good for the City and I support it based on staff recommendations. The opt out clause will be up to City Council to initiate.

Dunakey said he doesn't have an issue with what they're trying to do and it would be effective if they do include an opt out solution. Existing business can continue just as they are but they won't be expanding. There is plenty of General Industrial in the area. This would limit our DAB cases.

Miller asked when this would go to MAPC and *Goltry* responded on 9-23-10.

******Action:** The District VI Advisory Board members made a motion to recommend to City Council Approval (**Aldrich/VanWalleghen 5-0**) of the request based on staff recommendation.

Board Agenda

6. Problem Properties

No reports were given.

*******Action:** Receive and propose appropriate action.

7. Neighborhood Reports

No reports were given.

*******Action:** Receive and file.

Updates from council member

Announcements

- The next DAB meeting will be on Monday October 4, 2010

With no further business to discuss the meeting adjourned at 8:10 pm

Guests

Alvie & Laurie Campbell Park City 67219
Bud Palmer

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant