

**District VI Advisory Board
Minutes
www.wichita.gov**

**Wednesday
August 18, 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 seven (7) District Advisory Board members in attendance, three (3) city staff and fourteen (14) members of the public who signed in.

Members Present

Carol Skaff
John VanWalleghen
Bob Aldrich
Charlie Claycomb
Scott Dunakey
Cathy Landwehr
Marsha Carr

Members Absent

Pat Randleas
Jaya Escobar

Staff Present

Terri Dozal, Neighborhood Assistant
Bill Christian, WAMPO
Dale Miller, Planner

Council Member Miller called the meeting to order at 6:31 p.m. welcoming everyone. **Miller** asked members to introduce themselves and state their representation on the board.

Approval of Agenda

The agenda was approved as submitted. (**VanWalleghen/Skaff 7-0**)

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

Planning

3. WAMPO Household Travel Survey

Bill Christian, WAMPO, reported on the *Household Travel Survey* to be conducted by ETC Institute on behalf of The Wichita Area Metropolitan Planning Organization (WAMPO). The purpose of the survey is to gather data on travel patterns, as well as transportation priorities for residents in the Sedgwick County region including Andover and Mulvane. The survey will produce statistically valid data for the whole region, as well as sub-areas of the region. Information from the survey will be used to update the regional travel demand model, and can be used to plan for transportation improvements in the region. *Christian* stated the survey is random and it is a legitimate survey. We will provide the participants with a 24hr. travel diary and a GPS to log their information. The survey will run from August to October and we hope to provide the survey results to City Council by early 2011. *Christian* asked if members or the public were called to participate to please do so.

Aldrich asked what purpose was it to gather data from transit. *Christian* responded we can see how people travel from point A to point B. If it shows people using the bus we also need to take into consideration about street improvements. We want to see how our community travels.

Aldrich asked if the results could help get future grants. *Christian* said it's possible.

Miller told everyone to look at the fact sheet handed out as it has the link to the website and asked if anyone had received a survey. **Claycomb** responded he did. *Christian* finished saying that 1700 survey's had been mailed out so we're half-way to our goal.

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

4. **ZON2010-00028 and CUP2010-00016**

The District VI Advisory Board (DAB) considered a City Zone Change from SF-5 Single-Family Residential to LC Limited Commercial and OW Office Warehouse and CUP amendment to DP-78 and creation of a new commercial CUP, DP-323 Lakeside at the Moorings CUP.

The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller*, Planner presented the case background, reviewed the staff recommendation and answered questions of members and the public.

Russ Ewy and Phil Meyer said the applicant was looking to mix office with retail development. He wants this to be a multiuse area where you see office buildings and restaurants. There will be minimal impact for the homeowners near the lake. With this development they can take a boat ride, stop for dinner and then head home.

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

- What was the Moorings residents input on the zone request? *Their focus was if they would continue to have access to the lake.*
- Would there be public access to the Lake? *The access would be for the Moorings homeowners.*
- Would the only access to this location be from Meridian? *Yes*
- Was the Fire Department aware of the access and would they be able to get in and out in case of an emergency? *The fire department was aware of the new addition.*
- Would there be any walkable access for the neighbors to use? *There will be open land to use and sidewalks were not planned at present.*
- I appreciate the applicant for meeting with the neighborhood prior to this meeting.

There were no neighbors present to speak in favor or opposition of the request.

Landwehr said it was a good idea for people to be able to walk to this location.

******Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval** (**Aldrich/Skaff 7-0**) of the zone change request ZON2010-00028 based on staff recommendations.

******Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval** (**Aldrich/VanWalleghen 7-0**) of the CUP2010-00016 request based on staff recommendations.

5. **CON2010-00008**

The District VI Advisory Board (DAB) considered a City Conditional Use to permit wrecking and salvage. At the southwest corner of 29th Street North and North Mead Avenue. (2901 N. Mead Avenue).

The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller*, Planner presented the case background, reviewed the staff recommendation and answered questions of members and the public.

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

- What type of drainage would be used inside the facility?
- The height limit of the scrap piles would be 35ft.? *Correct.*
- What is the daily number of trucks that would be coming into the area? *Between 50-60 trucks daily.*
- Was access to the railroad tracks essential? *The railroad is our lifeline as we will ship out the scrap to the steel mill that way. The rail car will pull into our property for loading.*

- What would be the environmental impact and would the material attract birds and rodents? *At present, there have been no complaints from neighbors and if it becomes an issue we will address it.*
- What is the total height of the berms and fencing together? *Between 14 and 16 ft.*
- Bridgeport has developed a high-end industrial area and invested millions of dollars into it.
- This applicant has done a lot to make this an appealing location site. I've never seen that before.
- Nice landscaping.
- I have a concern with this business and the compatibility of the area.

Dan Wilson representative hired by Midwest Scrap stated the area will have a lot of nice improvements with the berm starting at the corner of Mead & 29th. The 6-8ft. berm will wrap along Mead Street along with the 8 ft. screening wall. There will be 14 to 16 ft. of screening along the Mead side and with landscaping the height of scrap should not be seen. The applicant has done a lot to beautify the site and also focused on truck traffic flow.

Bob Kaplan, attorney representing the applicant said that this site had already been approved by MAPC. The location is zoned properly, there is no surrounding residential, it's off of a private road, the site has electricity, it's close to the freeway and there is no other location in the city for this type of service. **Skaff** asked about the truck traffic and road maintenance. *Kaplan* said there is lots of heavy traffic now and the company will keep the street clean. If there are issues there is also enforcement. *Kaplan* continued saying people don't like metal recycling but it's a needed service.

Members of the public spoke in opposition of the request stating:

- *Nick Easmen*, Russell Ks. where is the business getting their scrap from?
- *Brandon Dye* 4937 Winden Ct. Park City, KS: The applicant hasn't met with the surrounding businesses to discuss their plans.
- *John Wadsworth*, 1111 E. 37th St. N.: This business will add ground pollution and it doesn't fit into our area and feel they are misleading about what they are going to do. First they said it would be 20-30 trucks daily and now we are hearing it will be 60 trucks coming in daily.
- *Louis Eftink* 1330 E. 37th St. N. Our area is a high-end industrial area and if we let this business in it is a step backwards to what we are trying to accomplish. This doesn't fit the character of the neighborhood.
- *Craig Huffman*, MCC 10413 W. May I have a concern for drivers as Mead Street isn't safe due to projectiles from the shredder.
- *Denise Gerber* 128 S. Delrose-3030 N. Ohio De-valuation of our properties and they will drive away other businesses for our area.
- *Rick Lowe*, 1509 Spring hollow Circle What will this do to the 21st street revitalization plan? We don't want 29th street to turn into a dump site.
- *Aaron Goodwin* 2655 N. Broadway said that 25% of cars are not metal and he can see what that will look like. Where are they getting the scrap from? The shredder takes 20,000 tons to fill and I don't believe we have enough scrap metal to fill their shredder. **Skaff** asked do you ship in metal. *Goodwin* said the material comes from insurance pool or auto salvage dealers. **Skaff** asked are you saying in this area we don't need this type of business.

Miller said demand for product isn't one of the golden rules.

Members of the public spoke in favor of the request stating:

- *Randy Sparkman*, 7825 W. ----- said he supports the business going into the area. As a retired zoning supervisor for the city for 32 years, I feel this business is in the right location. The GI zoning for this area is right for this business as it is meant to do these kinds of things. They have tried to address all the concerns such as drainage and height of the materials. They also have the railroad close to ship out and the location has electricity. This business is not perfect but you have OCI staff to enforce if they become out of compliance.

Aldrich asked *Sparkman* did you have involvement with other scrap yards with conditional use cases and you worked with them? *Sparkman* said yes he worked with businesses but under special permits and now with conditional use restrictions as their developed. **Aldrich** asked *Sparkman* if any businesses were non-compliant but still allowed to operate. *Sparkman* responded we tried to make them compliant.

Skaff stated 21st St. N. is an eyesore as screening is not up to standards, how does that happen? *Sparkman* said it is a one-by-one basis.

- *Scott Iger, Cargill* said his company previously owned the facility and supports Midwest Scrap. Even though we are moving out we have a vested interest in the property. I have seen the renderings of the facility and once it's completed it will be a most appealing site. Scrap metal recycling is an essential product which can allow for growth to this industry. I'm asking for your support. **Aldrich** asked if Cargill no longer owns the facility, would they be working with this business. *Iger* said that Cargill no longer owns the building and would not be working with them.
- *Laurie Campbell 3428 N. St.* said she is owner of Access recycle and is in support of the business. At present we see 50-60 buses daily cross the tracks so it's irrelevant to complain about the trucks. If someone is willing to invest money I think that's a good thing. Recycling is not pretty but is essential and I think they are bending over backwards to make this area nice.

Aldrich said the City of Wichita helped develop this high-end industrial area by putting a lot of dollars towards cleaning it up. Businesses have moved in and vested millions of dollars because they thought that was what the city wanted. We want to keep it that way. There are scrapers between 21st and 25th streets but not near 29th. One owner is restricted and if you recall they had issues because they were not compliant. This is a gateway from the North and we don't want to see the scrap. I'm not in support of this.

Dunakey said he had mixed feelings. As a DAB member and planner, I look at what I've heard today. I can't base my decision on if scrap comes from theft or from where. If they think they have the demand it's their business. Property valuation, what is already there is speculation. 20-30 million dollars is a significant investment. They're not asking for TIF or incentives. The purpose of the conditional use is not to eliminate use but to place restriction on some negative impact. I can say I don't believe I've ever seen any applicant go to all this work. I recommend for approval.

Carr said there is a lot of emotion with this case. When do we say there will be room for these types of business, sometime in 30 years? I agree we can make one new applicant do landscape and I wish it would go some where else but feel it's met it's use.

Miller reminded everyone she had sent a link to watch the City Council video when we had discussion on this topic.

VanWalleghen said he was impressed with this business trying to fit in to the location. Following the golden rules and eliminate any personal feelings, I would have to approve.

Skaff said we don't know that there won't be any incentives. I have concern with compatibility. The landscape plans are remarkable but I'm concerned about the fluff. There may be other environmental factors that could emerge.

Aldrich said this business does not align with the golden rules. I oppose.

It was stated this is a volatile issue with passionate beliefs. You can still go to the MAPC and speak tomorrow. Once this goes to City Council there are no more public hearings and council will make the final decision.

*****Action: There was a motion to **deny** the request due to the business being detrimental to existing businesses and not complying with the 2030 growth plan. (**Aldrich/Skaff 3-4**) Motion failed.

******Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval** (**Landwehr/Carr 4-3/Aldrich/Claycomb/Skaff**) of the conditional use request based on staff recommendations.

Board Agenda

6. Problem Properties

Landwehr stated she had called the neighborhood assistant about getting a tree trimmed from the Right-of-way that was lying on her roof. It didn't take very long for City staff to come out and take care of it. Thank you.

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

7. Neighborhood Reports

No reports were given.

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

Updates from Council member

- DAB positions are open, if anyone is interested please share the info I sent you. I would like to have a diverse board and the positions filled by the end of September. We will no longer have Carol or Jaya on the board.

Dunakey wanted to say thanks for the MAPD follow ups.

Carr said maybe some of the Bridgeport people should be on DAB. They can learn about other issues.

Announcements

- Next DAB meeting will be on Wednesday September 15, 2010

With no further business to discuss the meeting adjourned at 8:51 p.m.

Guests

Craig Huffman
Denise Gerber
John Wadsworth
Clare D. O'Leary-Siemer
Brett Barrientos
Dick L. Siemer
Louis Eftink
Rick Lowe
Scott Eilert
Brad Bachman
Steve Martens
Kurt Bachman
Randy Sparkman
Robert Kaplan

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant