

DISTRICT ADVISORY BOARD (DAB) I

MEETING MINUTES

Monday, October 22, 2007

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Lavonta Williams
Gerald Domitrovic
Gail Finney
Debra K. Miller Stevens
Janice Rich
Steve Roberts
James Thompson
Adam Thomsen

Members Absent

Treatha Brown-Foster
Lori Lawrence
Benjamin Stiff
Shontina Tipton*

Guests

(see attached list)

***Alternate**

City of Wichita Staff Present

LaShonda Porter, Neighborhood Assistant
Gary Janzen, Public Works
Officer Whyte, WPD
Officer Cooley, WPD

Order of Business

Call to Order

Council Member Williams called the meeting to order at 7:02 p.m. and welcomed the guests.

Approval of Minutes

Roberts (Thompson) made a motion to approve the minutes as submitted. Motion carried 6-0.

Approval of Agenda

Roberts (Thompson) made a motion to approve the agenda as submitted. Motion carried 6-0.

Public Agenda

1. Scheduled Items

No items submitted.

2. Off Agenda Items

Janet Wilson, A Price Woodard Neighborhood Association President, 1552 N Estelle, reported that the neighborhood cleanups on September 22nd and September 29th were successful; however, because of the level of participation another clean up was completed on October 26th. **Wilson** advised that Phase II of this process would be focused on neighborhood improvements, education, and teaching community empowerment so that residents want to help themselves.

(Mrs. Wilson's response is in italics)

The Board asked what the boundaries were for the Neighborhood Association, *Wilson responded Hillside to I-35 and 9th to 13th Street.*

CM Williams thanked Mrs. Wilson for her efforts and time.

Staff Reports

3. Police Report

Officer Whyte, 32 Beat, reported the following: 1) non-residential burglaries have increased and the burglaries are occurring mainly between 3 – 4 am, Officer Whyte is encouraging residents to be on the look out for people riding bicycles during that hour, suspicious individuals and to call 911; 2) keep sheds and garages locked; 3) some of the individuals on the 31 beat have been arrested for the burglaries; 4) a special meeting will be held on Monday, October 29th at 7 pm to discuss the opening of a bar at 31st & Harry, the meeting will be held at Epworth United Methodist Church, 856 S Green.

(Officer Whyte's response is in italics)

The Board asked the following questions: 1) what type of items were being stolen from businesses? *Officer Whyte responded that only one burglary had occurred at a business and they arrested people for the burglary, as they were able to locate the merchandise in the home of the individuals, additionally copper theft is still an issue.* 2) What time was the meeting on Monday? *Officer Whyte responded 7 pm.*

CM Williams advised that this bar is in between both Districts III and I, and that her and CM Skelton are involved and interested in the results of this bar. She also advised that information could be sent via e-mail regarding the meeting for those that wanted to attend.

Officer Cooley, 38 Beat, reported the following: 1) general larcenies around Central were up, but they have arrested one person for the thefts; 2) visibility of purses and stereos in unattended vehicles is increasing the number of larcenies; 3) four burglaries have occurred on 38 beat and they have one female suspect in custody; 4) Williamsburg Ace Ball Gangsters (ABG) has had an increase in gang activity, a meeting was held on October 11th to address, members of the gang range from 6-17 years in age, Police have increased there presence in the area and the activity has declined, 9 kids have been identified and when contact with the parents were made the activity seemed to stop; 5) lawn mowers, weed eaters, and ladders are being stolen, flyers have been distributed educating citizens to keep their sheds and garages secured.

CM Williams asked Officer Whyte to include her in the next community meeting.

Officer Kimble, reported the following: 1) increase in robberies ~ commercial and business type robberies as well as highway robberies, a lot of the burglaries are at homes that are unoccupied; 2) WSU foreign exchange students have been attacked near 17th between Gentry and Roosevelt, the incidents occurred for a months time and have stopped, safety tips have been given to the students; 3) larcenies in vehicles near WSU dorms at 21st & Hillside have increased, information has been provided to the students about leaving personal items in vehicles; 4) RICO Act ~ Police has seen a drop in gang activity since this has been discussed, there is still some intimidation occurring with Hispanic gangs; however, Black gangs are quite; 5) Top Notch Club ~ Central & Cleveland, we have had a tremendous amount of problems: large disturbances, fights, drug cases, currently there are three Officers focused on this area.

(Officer Kimble's response is in italics)

The Board asked the following questions: 1) Why is it hard for the prosecutor to prosecute these cases? *They are hesitant on taking these types of cases.* 2) Have you talked to the manager of the Top Notch Club to address the problem? *Officer Kimble advised that he has, but the owner just*

wants to make money. 3) Does the city take the cases that the prosecutor will not? Yes. 3) How long has the club been open? 3 months.

CM Williams advised that she has received complaints and would talk with Officer Kimble later to address.

Police report was received and filed.

New Business

Debra Miller-Stevens will abstain from voting on this item as she voted at MAPC.

4. CON2007-00033

Donna Goltry, Planning Department, provided information on the zoning request to remodel Alcott School into apartments. The location is east of Hillside Avenue, north of Central Avenue, on the northeast corner of Murdock and Vassar Avenue. **Goltry** advised that the case had been heard by MAPC and that the protest period closed on October 18, 2007. **Goltry** also advised that the petitions they received, staff made contact with those individuals and they decided not to move forward with their petitions. Additionally, Sleepy Hollow Neighborhood Association sent a letter of support for the project.

Don Vaughn, Applicant advised that the project would be done in the same manner as the Martinson School that was renovated in 2002. The Alcott School renovation would include 12 units in the building plus the remodel of the portable unit for a fitness center. An elevator would be included in the renovation. The 1st level would have (2) 2-bedrooms and (2) 1-bedroom apartments and the 2nd level would include 3 loft apartments, (2) 2-bedrooms and (2) 1-bedroom and the Vaughn's would occupy one of the units. The apartments will include a video entrance, requiring visitors to be buzzed in and out. Landscape and buffering will be completed according to city requirements. Additionally, all units will be ADA compliant.

(Mr. Vaughn's response is in italics)

The Board asked the following questions: 1) What is your expected completion date? *May 15, 2008.* 2) What about parking? *There will be 28 covered parking stalls.* 3) Are you going to gate the community? *No, will try to keep the property close to how it looks now.* 4) How many units will there be in total? *There will be 12 units and 1 detached unit.* 5) Do you intend to rent to a specific group? *No it will be a mixed group, no limits to children or pets.* 6) What is the average rent? *2-bedrooms will rent for \$1000 + utilities, 1-bedrooms will rent for \$700 + utilities, and the lofts will rent for \$750 + utilities. I will also supply appliances and washer and dryer for each unit.* 7) Are there any low-income rents? *No*

Cynthia Brazil, 3404 Country Club Place, raised concerns regarding the additional traffic and the lost space for the children in the community to play. She also noted that Country Club Street is used as a business access road and that there are at least 15 kids on our block, with the oldest child being eleven. While traffic was originally a concern, she does not believe that this development will bring much more traffic and she is in support of the project, but is still concerned about losing the green space.

Terry Cooper, 3818 Country Club, McDonald Neighborhood Association, described the businesses and the current traffic in area. She also noted that the only park left in the area is near Wesley Hospital and this project is now taking away our green space.

Vicki Hanaka, 3428 Orchard, wanted to know how the notification process works? *Mr. Vaughn responded that he tried to make contact with Mrs. Cooper four times and sent two letters advising of the public meeting but got no response.* **Mrs. Cooper** advised that she was in a car accident and rehab from her injuries.

Mary Hatch, 3442 Country Club, raised concerns about the cars coming off of 13th Street and speeding down Yale. I have had several burglaries, car music rattles my home~ just Sunday 3 cars drove by and rattled my home. There is filth in the streets every Sunday. The neighborhood is deteriorating and they're cutting through the area and dumping trash.

Mrs. Cooper advised that there are no stop signs between Roosevelt and Hillside.

CM Williams asked that the residents please bring those types of issues to DAB Board when they are occurring so that they can be addressed. She also stated she would love to meet with the neighbors to discuss their concerns.

CM Williams brought the discussion back to the Board.

(Mr. Vaughn's response is in italics)

The Board asked the following questions: 1) Do you plan to include a playground? *I will leave the baseball field in tack and the basketball court will be relocated.* 2) Will you allow kids from the neighborhood to use the fields and courts? *If my insurance will allow it.* 3) Is the green space apart of your property? *Yes.*

Thompson (Finney) made a motion to approve the zoning request. Motion carried (7-0)

Donna Goltry made an announcement regarding the Dream in Green at Edgemor Park that would give the residents the opportunity to discuss parks in the City of Wichita. **Goltry** advised that the event would take place on Saturday, October 27, 2007.

5. **Hydraulic Improvement, Harry to Kellogg**

Gary Janzen, Public Works, Chief Design Engineer, presented information on the design improvements for Hydraulic between Harry and Kellogg. **Janzen** explained that funding had not been allocated for the project to date; however, they wanted to proceed with the design concept so when the money became available they could move forward.

The project will include an upgrade to a 3-lane roadway with a protective left turn lane; driveways will be reconstructed; drainage issues around Gilbert between Lincoln & Kellogg and Boston will be reviewed. Additionally, trees will likely be removed on the east, generally those within 6 feet of the curbs; however, we will try to save as many as we can. **Janzen** also ensured the public that the city does not intend on purchasing any properties for this project at most we will have to move the curb back an inch or two.

(Janzen's response is in italics)

The Board asked the following questions: 1) Is this a request to put the project in the CIP? *Yes, informally.* 2) Were the businesses and homeowners notified of the project? *Yes, put out door hangers and sent letters; however, we did receive a dozen of the letters back. We notified the property owners adjacent to the project. Also if we know there is a Homeowners Association we try to notify them as well.* 3) Some people will be upset about losing the trees. **Janzen** responded that there would be a landscaping plan. *If funding is available in 2009 we will be ready to start.*

Thompson expressed that he felt this was a good project for the area.

CM Williams wanted to know exactly where the water was standing (this was asked based on the photos that were shown of the area)? **Janzen** advised at Boston and Gilbert between Harry and Lincoln.

Thomsen (Thompson) made a motion to approve project. Motion carried (7-0)

6. **ZON2007-00044**

Donna Goltry, Planning Department, presented information on the zoning request to change the zoning from Limited Industrial to General Commercial, which is a step down in zoning.

Goltry turned over the discussion to agent **Rob Hartman**.

Rob Hartman, Professional Engineering Association, 303 Topeka, advised that the developer is requesting a zoning downsize as it gives them more flexibility with the property.

(Mr. Hartman's response is in italics)

The Board asked the following questions: 1) Did this request come before the Board a year ago? *Yes but the other group was looking at low-income apartments.* 2) Has the developer been in conversation with the business owners in the area? *Yes.* 3) Can they put anything at this location if this request is approved? *Yes* 4) Is there a definite plan for use of this property? *No.* 5) Did we here from the church? *No.*

Steve Vaskas - 441 S. Laura, wanted to know what the owner's intentions were with the land. **Hartman** advised that there were no definitive plans yet. **Mr. Vaskas** expressed that he had a concern with what will be placed on this property as he has young children.

James Roseboro, 4518 Greenburn, wanted to know if the zoning request is granted can they put anything in the location? **Goltry** responded that the biggest difference is that GC will allow residential use and Limited Industrial does not.

Thompson advised that he is struggling with an approval of this request since use of the land has not been determined.

Goltry advised that the developer could put almost anything there now and that the Planning Department does not require a plan to be established before zoning changes are approved.

Tom George – Owner, 1900 Redbrush Court stated that their plan was to convert the school into apartments in the same fashion as the previous zoning case (Alcott School). **George** noted that they do not have any intentions on tearing down the building. If the zoning request is approved we are going to put in residential dwellings; if not approved we will put in offices. **George** clarified that they are going to purchase the property regardless. **George** stated that if housing were built, there would be approximately 18 units, a basketball court, 2 patios, and 2 entrances to help with traffic.

Rich asked if the buyer could come to their Neighborhood Association meeting as they could write a letter of support. **Rich** then stated that she thinks this is an asset to the neighborhood.

Don Vaughn Jr., 1201 Riverside.

(Mr. George's response is in italics)

The Board asked the following questions: 1) Will the 18 units fill up the school? *Yes. Also there is a shortage in apartments in this area and this is why we want to proceed in this manner.* 2) What kind of management will the property have? *Don Vaughn Jr. will manage the property.* 3) What group are you targeting to rent the property and how much is the rent? *We are targeting young professionals and rent will range from \$800 - \$1200.*

Board recommended that the owners comeback before the DAB when a plan is developed.

Thomsen (Thompson) made a motion to approve the zoning request. Motion carried (6-0) **Miller-Stevens** abstained from voting as she voted on this case at the MAPC.

Board Agenda

7. Updates, Issues, and Reports

- **Williams**, announced the District 1 Town Meeting on November 3rd – 11:00 a.m. – 2:00 p.m. The breakfast meeting will not take place on November 3rd
- **Williams** advised that a representative from District I was needed for the Grants Review Committee and the Club Cabaret Committee – after discussion James Thompson will remain on the Grants Review Committee and a recommendation for the Club Cabaret will be made at a later date
- **Williams** also advised that there is going to be a meeting on 10/29 at 7pm to discuss a bar opening at 3120 Harry. She also stated that they are working on the issues at the bar at Cleveland & Central
- **Rich** announced that the last meeting for her Neighborhood Association would be November 10th; the meeting will include information from Police regarding crime prevention and neighborhood watch
- **Thomsen** advised that a planning case for a hotel on Woodlawn & 34th should come before the Board on November 5th and that his community did not support this project
- **Roberts** advised that Crestwood Heights Neighborhood Association had last meeting for 2007 and has setup five new neighborhood watch groups

James Roseboro, Northeast Heights Neighborhood Association announced that they would have their holiday party on December 8th at 6:30 p.m.

CM Williams also advised that she is still working on have the DAB meeting at the Boys & Girls Club. Also she reminded everyone of the toy drive for the Boys & Girls Club.

JoAnn Hartig announced that WIN is taking nominations for the WIN Board.

James Roseboro also advised that Dr. Dey surgery went well.

With no further business, the meeting adjourned at 8:48 p.m.

Respectfully Submitted,
LaShonda Porter
Neighborhood Assistant

Guest List

Kathy Carr, 1624 E Morris, 67211
Trudy & Will Jensen, 1527 S Hydraulic
Nathan Wright, 1702 E Morris, 67211
Margaret VanDerien
Beverly Domitrovic
Larry Ward, 1423 S Hydraulic
John Stevens, 3125 E Boston
L Vember Hoy, 1201 N Estelle
Janet Wilson, 1152 N Estelle
A Bryant, 1017 E Morris
Don Vaughn II, 1201 Riverside
John & Vicki Hanaka, 3428 Orchard
Cynthia Brazell, 3404 Country Club
Robert & Carla Pachecc, 637 S Hydraulic
Mark Wade, 3244 Country Club
Jim & Dotty Hellman, 1415 S Hydraulic
Tom George, 1900 Red Brush Court
Maurice & Mary Hatch, 3442 Country Club Place
Joann Hartig, 1756 S Main
Greg Brazell, 3404 Country Club
Patricia Fields, 1910 E 22nd