

**District VI Advisory Board  
Minutes  
[www.wichita.gov](http://www.wichita.gov)**

**Monday  
July 20, 2011  
6:30 p.m.**

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

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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 six (6 ) District Advisory Board members in attendance, four (4) city staff and nine (9) members of the public who signed in.

**Members Present**

Cathy Landwehr  
Denise O’Leary-Siemer  
Scott Dunakey  
Charlie Claycomb  
John VanWalleghen  
Joel Weihe

**Members Absent**

Pat Randleas

**Staff Present**

Terri Dozal, Neighborhood Assistant  
Officer Schweithale, Patrol South  
Officer Birdwell, Patrol West  
Derrick Slocum, Planner

**DAB Members** were sworn in to serve on the 2011-2012 board prior to the beginning of the meeting.

**Council Member Miller** called the meeting to order at 6:30 p.m. welcoming everyone and thanking them for agreeing to serve on DAB another year. **Miller** asked members to introduce themselves and state their representation for serving on the board.

**Approval of Minutes**

The minutes for May 18 and June 6, 2011 were approved as submitted. (**Dunakey/Landwehr 6-0**)

**Approval of Agenda**

The agenda was approved as submitted. (**Landwehr/Claycomb 6-0**)

**Public Agenda**

**1. Scheduled items:**

a) *Katherine Rogers, 729 N. Anna* – Intersection at Central and Anna. *Rogers* said she has lived in the area for six years and there are lots of school buses with aggressive drivers and during school time it is very dangerous. Drivers come down side streets to get through. The city bus goes south on Anna to Douglas and Anna has no sidewalks so the students are in the street. We have increased traffic from Towne West to Central. It is impossible to make a turn. There is no other stop light until you get to Central and I-235. We have tried previous years to get lights at this inter-section but none yet. If it is a four-way light we would also need a crosswalk. I’m here asking for someone to look into this and we would appreciate a study. **O’Leary** asked if a signal is put in it would increase more traffic, is that acceptable? *Rogers* said the traffic is already there we just need a safer passage.

**Miller** said she sent in a request for a stop light to traffic engineering and counters were put out. If not installed previously its because of what level of traffic was reviewed it goes by book rules. There was a count in November 2010 for three hours. We will wait until the new shopping opens at Central and West and school starts to measure this again. If it doesn’t qualify now we will review again in 6 months.

b) *Duane Behrns, 3011 N Woodland* – Fireworks- *Behrns* said he lives two blocks north of here and on the 4<sup>th</sup> of July you could hear mortar shell from 2:30 a. m.-3:30 a. m. *Behrns* reported there were over 3000 calls to 911. These mortar shells shake the windows where you think they will break. I have spoken to the Fire Dept. The City has banned mortar. I don't know how to get this started but I want a ban for the mortar for City, County, and State. Is it possible to start a petition? **Miller** responded there was no ordinance that makes a process to carry petition and there's no way to enforce the current ordinance. If you want to ban bottle rockets in the state you need to go to Ponkawe Victors, she is the legislative person for this area. **Miller** said it was pretty ugly when they tried to previously ban fireworks.

**O'Leary** asked if a study done has ever been done on sales tax of fireworks and a comparison of Emergency Room/Fire Dept. and Police assistance for a firework accident.

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

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

**Staff Presentations**

3. **Fire Department Report**

There was no Fire report given.

4. **Community Police Report**

**Patrol South:** *Officer Schweithale* reported larceny in Old Town. There was a hot spot last month where a ring of three guys were caught by undercover officers. I continue to stress to the public to look where you put your valuables in your car. Don't leave them visible. Officer Carlson had signs up to keep articles stored away in your car and he was told to take the signs down and now we have larcenies again.

**Patrol West:** *Officer Birdwell* reported along 13<sup>th</sup>/St. there have been business burglaries. Marijuana plants found near 15 Beat-Central/Anna and non-residential burglaries. The graffiti at I-235, we put the flash cam and there was no one spray painting. Reminder about National Night Out on Aug. 2<sup>nd</sup>/.

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

**OLD BUSINESS**

**ZONING**

5. **ZON2011-15 and CON2011-19**

The District VI Advisory Board (DAB) considered a City zone change from SF-5 Single-Family Residential to GO General Office (ASSOC. w/CON2011-19); generally located north of 2<sup>nd</sup> street on the east side of Meridian Avenue and a City Conditional Use for Personal Improvement on property zoned SF-5 Single-Family Residential (Assoc. w ZON2011-15); generally located north of 2<sup>nd</sup> street, on the east side of Meridian Avenue. **Miller** said she wanted this brought back to DAB since it has now been to Delano Neighborhood.

The members were provided the MAPD staff report and the staff report from June 7, 2011 for review prior to the meeting. *Derek Slocum*, Planner presented the case background, reviewed the staff recommendation, and presented input from the Delano Neighborhood Design Plan and answered questions of members and the public.

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

- Which plan had been approved? *Option B with parking in front of building.*
- Would the remaining house be surrounded by parking? *Yes*
- There is some discrepancy in the wording on condition #3.
- How long has the applicant been in business? *Since 2003.*

Discussion was held and members asked for input from Historic Preservation.

DAB made a motion to defer making a final recommendation until hearing back from Kathy Morgan with Historic Preservation (**Dunakey/VanWalleghen 6-0**). **Miller** proceeded to contact Morgan to gather more input.

There were no members of the public to speak in favor or opposition of this case.

After **Miller** spoke to Morgan, it was determined if Historic Preservation is okay with the design, members were fine and this would be a great neighborhood improvement.

\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval (VanWalleghen/Claycomb 6-0)** of the zone change and the conditional use request based on the input from the Delano neighborhood design plan and staff recommendations and to include removing condition #3.

## New Business

### Zoning

#### 6. ZON2011-00021

The District VI Advisory Board (DAB) considered a City Zone Change from SF-5 Single-Family Residential to TF-3 Two-Family Residential, generally located southwest of the intersection of 9th Street North with Hoover Road and east of I-235.

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

The applicant, Bob Armstrong stated he was making an investment to the area and would keep it nice. He was installing a wider front driveway for off street parking.

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

- Was there an application sign posted? *Yes*
- Was there ever prior development to this property? *Not since 1950's.*
- Does the applicant own other properties in this neighborhood? *100 properties in the city.*
- Who will maintain these properties? *The applicant hires someone to take care of them.*
- Where will the extra parking be located? *In the front of the properties.*
- What would the maximum density of this area be if allowed? *Max density could be 20 units.*

*Kathy Aguilar, 915 N. Hoover* resident presented a petition of surrounding properties of this zone request and stated that everyone who signed was against the approval of this. *Aguilar* said she has had to deal with problem properties, increased traffic and decreased property value because of the rental properties that are already in this area. **Miller** said there is a specific form to use from the Planning Dept. when filing a petition.

**Dunakey** said he makes his decision based on the merits and not other property owners feelings and included this would be adding improvement to vacant property where there is a shortage of rental property for decent young smaller families. There is a big need for rental housing and I don't like the perception that renters are scum

**O'Leary** stated she didn't understand so many families in a small area that you should build single-family rentals instead of duplexes.

**Claycomb** said looking at the pictures of other properties, this will be better than what's in the neighborhood now.

\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend to City Council **Approval (Dunakey/Claycomb 4-2 Landwehr/O'Leary)** of the zone change request based on staff recommendations.

## **Board Agenda**

### **7. Railroad Study Advisory Group**

Dab 6 needs to appoint a member to serve on this group.

\*\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend Cathy Landwehr to the Railroad Study Advisory Group. (**Claycomb/Dunakey 6-0**)

### **8. Problem Properties**

**Benjamin Hills:** Jewelry business in the neighborhood continues.

**1331-1335 N. Emporia:** No numbers on home, railings down off porch, boxes and misc. storage on porch and the trash can at curb for four weeks.

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

### **9. Neighborhood Reports**

No neighborhood reports were given.

## **Updates from the Councilmember**

### **Announcements**

- Next DAB 6 meeting will be held on Monday, August 1, 2011

With no further business to discuss the meeting adjourned at 8:10 p.m.

### **Guests**

Kathy Aguilera  
Richard Aguilera  
Duane Behrns  
Katherine Rogers  
Greg Boyajian  
Ronn Houtz  
Deborah Sanders  
Officer Kimrey  
Jeff Riemand

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant