

District IV Advisory Board
Meeting Minutes
July 11, 2007
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The **District IV Advisory Board Meeting** was held at the 7:00 p.m. at the Wichita Ice Center. In attendance were ten (10) District Advisory Board members, eight (8) staff and approximately twenty-three (23) citizens with twenty (20) signing in.

Members Present

Nancy Wilhite
Joshua Blick
Mary Cockburn
Hestel Sewell
Peggy Bennett
Mark DeRee
Gerald Marsh
Tom Engelmann
Ed Koon
Michael Gisick

Staff Present

Officer Kimry, Police
Officer Tejada, Police
Kelli Glassman, City Manager's Office
Dale Miller, Planning
Gordon Basham, Police
Shawn Mellies, Public Works
Randy Sparkman, OCI
Derrick Slocum, Planning
Don Kirkland, Water Utilities
Janice Edwards, City Clerks Office

Members Absent

Council Member Paul Gray
Jim Benton

Order of Business

Call To Order

The meeting was called to order at 7:01 p.m.

Blick (Benton) moved to approve the agenda for the July 11, 2007 meeting. Motion passed 10-0.

Benton (Blick) moved to approve the minutes from the May 2, 2007 meeting. Motion passed 9-0.

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 submitted.

2. Off-Agenda Items

No items were submitted.

Staff Presentations

3. Community Police Report

Officers Carlson, Floyd, Voyles and Mallard, reported:

13 beat – Working with code enforcement to address 1422 S Martinson and house at corner of Figg and Walnut.

14 beat – Working with code enforcement to address several problem properties

17 beat- Helping Sedgwick County verify sex offender resident listings

18 beat – Still working to address house of ill-repute.

28 beat – Open complaint on drag racing at 47th and Seneca. The suspects are known, but officers just have to catch them in the act. Due to good relationship with mobile home park management, juvenile gang activity in the area is decreasing.

29 beat – South Lakes Park has been experiencing vandalism and trespassing. They may install more fencing to detour these crimes.

Action Taken: Received and filed.

New Business

4. CON2007-00016

Derrick Slocum, Planning, presented this request for a conditional use to provide additional parking along West Street effected by the right-of-way expansion, in a “TF-3” Two-family Residential zone Generally located 500 feet north of the intersection of Maple Street and Colorado Street, just west of West Street (212 S. Colorado Street.).

Mr. Slocum explained that the applicant is requesting a conditional use to allow ancillary parking on the south 20 feet of Lot 30 and all of Lot 31, Block 1, of the Westborough 2nd Addition. The subject site’s 0.24-acre is zoned “TF-3” Two-family Residential, developed with a single-family residence, located 500 feet north of the intersection of Maple Street and Colorado Street, just west of West Street. The applicant needs the ancillary parking for his existing business, a restaurant, adjacent to the east of the subject site, along West Street.

The DAB Members and citizens present expressed the following concerns: 1) The request would be using a private street for access which would create traffic flow problems, additional noise and speeding along Colorado street.

Mr. Russ Ewy was present for the applicant and stated that they have revised the plan and will not ask for additional access to Colorado Street which should eliminate most concerns expressed by those present.

Action Taken: Benton (Blick) moved to deny the zone change request. Motion passed 9-0 with 1 abstention (Gisick.)

5. CON2007-00017

Derrick Slocum, Planning, presented this request for a conditional use to allow a nightclub within 200-feet of a residential zoning district 900 feet south of I-235 on the west side of Seneca Street. The DAB Members were provided the public notice and MAPD staff comments for review.

Mr. Slocum explained that the applicant is requesting a conditional use for a nightclub on a .63-acre platted lot with LC zoning. The proposed nightclub is within a larger strip center. The tenant space has been a restaurant/drinking establishment (DER license), which limits liquor sales to 50% of the total sales. A nightclub allows unlimited liquor sales, regardless of food sales. The applicant desires a dance hall license to permit patron dancing which constitutes a nightclub under City Code.

The **DAB Members** asked about parking on the east side of Seneca. **Mr. Slocum** explained that the applicant owns the surrounding property around this area and a revised site plan should eliminate anticipated parking issues.

Action Taken: Blick(Sewell) moved to recommend approval of this project. Motion passed 8-1 (**Koon**)with 1 abstention (**Gisick.**)

6. CON2007-00018

Derrick Slocum, Planning, presented this request for conditional use to permit a parking lot in the “GC” General Commercial Zoning District and Delano Neighborhood Overlay District northeast of the intersection of Douglas Avenue and Vine Avenue.

Mr. Slocum stated that prior to implementation of an overlay, the parking lot has been used for several years for the commercial businesses along Douglas Avenue. However, the applicant is requesting a conditional since the application area is located within the Delano Neighborhood Overlay District, a Conditional Use permit will be required in order to bring the existing parking lot into conformance with the Unified Zoning Code (“UZC”) and the Delano Overlay Regulations. The Delano Neighborhood Overlay District requires parking lots to be off-street, paved and properly screened and landscaped according to the regulations specified in the overlay.

Action Taken: Blick (Sewell) moved to approve the request. Motion passed 8-1 (**Koon**) with 1 abstention (**Gisick.**)

7. Petition to pave Baehr, between Newell and St. Louis

Shawn Mellies, Public Works, presented this petition to pave Baehr, between Newell and St. Louis. The signatures on the Petition represent 13 of 23 (57%) resident owners and 43% of the improvement district area. The estimated project cost is \$155,000 with the total assessed to the improvement district. The method of assessment is the square foot basis. The estimated assessment to individual properties is \$00.81 per square foot of ownership. State Statutes provide that a Petition is valid if signed by a majority of resident property owners or owners of the majority of the property in the improvement district.

Mr. Mellies explained that the paving would be curb and gutter with an additional cost for asphalt and specified the areas covered by this petition. Citizens and **DAB members** present expressed concern about drainage in the area, the method for assessing paving cost per residence and the exact areas to be included in this petition.

Action Taken: Gisick/Blick moved to approve the petition. Motion passed 8-2 (**Koon, Bennett**)

OLD BUSINESS

8. No items submitted.

BOARD AGENDA

9. Board Updates and Issues

Blick announced the new Southwest Neighborhood Association officers and will have a clean-up July 28.

Bennett announced that their neighborhood association had a clean-up and it went well.

Benton announced that their neighborhood association had a clean-up and it went well.

Marsh announced that he is now on the Sister Cities Board and it is a great experience.

Koon mentioned that the Orchard Breeze neighborhood association is tomorrow night.

Action Taken: Received and Filed.

10. Adjournment

With no further business, the meeting adjourned at 8:21 p.m.