

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

**Monday
June 7, 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 nine (9) District Advisory Board members in attendance, nine (9) city staff and seven (7) members of the public who signed in.

Members Present

Pat Randleas
Bob Aldrich
Scott Dunakey
Charlie Claycomb
Carol Skaff
Marsha Carr
Cathy Landwehr
Jaya Escobar
John VanWalleghen

Members Absent

Staff Present

Kelli Glassman, Neighborhood Assistant
John Schlegel, Planning Director
Captain Ast, Fire
Officer Burnett, Patrol North
Matt Martinez, Park
Officer Lang, Patrol North
Dale Miller, Planner
Terri Dozal, Neighborhood Assistant
Officer Schwiethale, Patrol South

Council Member Miller called the meeting to order at 6:35 p.m. welcoming everyone. **Miller** asked members to introduce themselves and state their representation on the board.

Approval of Agenda

The agenda was approved with adjustments to move item #5 before staff presentations. (**Skaff/Claycomb 9-0**)
A motion was made to defer item #11 to a future date. (**Aldrich/Skaff-9-0**)

Approval of Minutes

The minutes for May 3, 2010 were approved as submitted (**Dunakey/Aldrich 9-0**).

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

5. CON2010-00021 and ZON2010-00017 5225 W Murdock

The District VI Advisory Board (DAB) considered a City Zone change from SF-5 Single-family Residential ("SF-5") to TF-3 Two-family Residential ("TF-3") and a Conditional Use request for multiple duplexes at 5225 W Murdock, east of Hoover Rd., north of Central Ave., between Murdock Ave. and Elm St.

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*

- I would like it paved but with the petition process followed. *It doesn't require a petition, but it could go that way.*
- Would the developer be telling the truth about the petition process? *It's the city's process that the citizen takes the petition around to everyone.*
- There is a different size turn around for lots 1-2 and 3-4, was this on purpose or did it just turn out that way? *It just turned out that way.*
- With private drives the site plan needs to be approved and abide by the minimum fire and safety vehicle requirements for access.
- There needs to be a threshold of criteria needed to adhere to for approval as the property has been vacant.
- What about drainage as there are no ditches or storm water run-off currently. *This would have to be addressed when paved. It's okay to have open land to absorb water run-off.*
- Are the houses in the area hooked up to city services? *The city is phasing out on-site septic systems, but not sure about this particular area. Water is not there yet but sewer is.*
- What percent of property will be benefit district? *I don't know.*

William Swoyer, 763 N. Doris spoke in opposition of the request stating the project would cause his property to depreciate and cause the neighborhood to go down hill plus the developer doesn't have much invested there but I do.

******Action:** The District VI Advisory Board members made a motion to recommend to City Council Denial (9-0) of the Zoning and Conditional Use requests due to bad platting, the area residents don't want this project and it's too heavily populated for the area.

Staff Presentations

3. Community Police Report

Patrol North: *Officer Lang* introduced himself as being new to 49 beat and is replacing *Officer Burnett*. *Lang* also reported the boundaries he would be covering from 21st St. and Arkansas anywhere north & west of the intersection.

Patrol North: *Officer Burnett* reported he went from 49 to 42 beat and worked 41 beat the first eight years of his career. At present, I'm talking to neighbors about concerns which are prostitution, aggravated assaults and the homeless people in the area. Officers are doing undercover assignments on the concerns and we made 29 arrests and 42 citations. We want to assure the residents their area will be safe so we are dividing 42 beat into six sections and we will keep rotating to address concerns. The Evergreen Activity Camp for Kids started today and officers are included in helping with this.

Patrol West: *Officer Williams* 15 beat reported on two aggravated assaults and four auto thefts and stated there is an increase of burglaries all around. Officers are working special assignments to stop them. *Williams* included in Orchard Park they are going to have a wheelchair baseball park and there is a new police office in the facility for officers to do paperwork. **Carr** asked if along Maple and 235 the patrol station was called about a car going down the dike and hoped police followed up on that. *Williams* said Yes they were following up and he has gone down there and caught people fishing and let them know they can't be there. *Williams* also included make sure when you call into 911 that you tell them you want to be contacted back for the officer to do follow-up.

Aldrich said someone has been dumping trash off of Hoover and he knows its private property so the owner should be responsible. So OCI should be contacted to see what can be done to get this picked up.

Patrol South: *Officer Schweithale* Old Town reported there had been seven calls reporting aggravated assaults and domestic violence using weapons/guns. We have arrested ¾ of the suspects. The Mounted unit class is being trained so we can get them in the Old Town area to better observe what is going on. We plan to do more undercover work next year. **Aldrich** asked about at Emporia & Douglas (Mead's Corner) a new warehouse building got tagged and he reported it to *Officer Carlson*. **Randleas** asked what procedure would be used for picking up horse manure. *Schweithale* said he would find out and report back on it.

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

4. **Fire Department Report**

Captain Ken Ast reported the Citizens Fire Academy on Thursday would be learning CPR. *Ast* stated on the 1000 block of N. Market there had been a \$25,000 fire in the kitchen and at 2800 N. Park Place also an intentional fire was set with no suspects and the damage value was \$20,000.

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

6. **Evergreen Park and Recreation Advisory Council**

Matt Martinez, Assistant Evergreen Park Director introduced some advisory council members to the DAB and stated the group had been meeting for one year on a monthly basis. One of the council recommendations was for Evergreen to make their own brochure of activities, programs and events and take around to area businesses. This was a success and increased program participation. The council has also assisted with the Fall Festival and Christmas event.

Carla Smith, retiring principal of Cloud Elementary said they were looking for improvements for the center and would be returning in late summer to let the DAB know what that would be. *Sergio Escalante*, his wife is the teacher of the Mexican Folkloric dance program for youth said he is enjoying being part of the council and working with the Evergreen staff. **Council member Miller** said they should get the District 6 Park Board member to attend the council meetings.

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

7. **Changes/Revisions to City Ordinance 9.08 Regarding Trees and Shrubs**

Tim Martz, Forestry said he was here to present some new revisions to the ordinance after the DAB presentations in February. Many of their comments and feedback were incorporated into the changes and we wanted you to hear them before going to City Council in July or August. Some of the changes are:

- Owners can prune trees, remove limbs after a storm, but still need permission from the city if they want to remove the whole tree.
- No charge in fines/jail terms.
- Abatement is now within 14 days and a possible 10 day extension.
- There is an appeal process now if the owner doesn't want to remove a tree.

Martz said they are still open to comments.

Claycomb stated in C-Sec.5, Part B, why a 6' sidewalk clearance when some people are taller than that. *We can look at increasing the clearance, but with certain types of trees that could be difficult.* **Carr** asked if the wording could say increase clearance when reasonable or appropriate.

Aldrich asked if the power needs to be shut off for trimming/cutting trees who notifies the property owner and who is responsible for turning the power back on. This needs to be clear in the ordinance. Please make sure the owner is given proper notice with a sufficient timeline.

It was asked if there is a provision for replacement of a tree if it has to be quarantined or removed. *Martz responded this was not done at present, it is not a State Statute. We may only do this under necessary circumstances.*

Dunakey said what if you have a 7ft. clearance; it is the same as signage requirements. Thanks for listening to DAB comments and incorporating changes. **Carr** also told *Martz* thank you for the quick response to help save trees when needed.

Tom Carr 1027 W. River Blvd stated his concern over difference in heights for trees on streets over side walks as you will have a lopsided tree so you need to have the same requirements on all sides

*******Action:** The District VI Board Members made a motion to recommend to City Council adoption on the ordinance changes. (**Carr/Claycomb 9-0**)

8. Metropolitan Transportation Plan (MTP) 2035

Kimberly Spielman, WAMPO discussed the final phase of the Metropolitan Transportation Plan (MTP) 2035 stating the vision, goals and objectives were based on comments, survey results and meetings that were held during the initial phase of the plan. Handouts were given showing all of the action taken to present. *Spielman* included there were many transportation changes to take place over the next 25 years and they need to be safe, efficient and reliable including some policy recommendations.

Aldrich said his desire was to see Wichita as a transportation hub and a lot of the plan is federally guided and requires a multi-model approach. We need to take advantage of the assets we have and get Wichita in that direction.

Skaff asked about if there was any marketing inviting the public to review and comment. *Spielman* said we held public meetings, announced on radio, newspaper, etc.

Carr said she could contact (WIN) Wichita Independent Neighborhoods with meeting info so they could get it to all the neighborhood associations and get more exposure. Also, you should present on a topic of the month as it's too overwhelming to look at everything all at once.

Spielman included everyone could go to the website www.wampoks.org to stay informed on everything that has been done to date.

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

10. DER 2010-00006 Amendments to the Disposition Supplements and the General Urban Renewal Plan of November 27, 1972, for the Wichita Neighborhood Development Program Urban Renewal Area. (Districts I, III, IV, VI)

John Schlegel, Planning Director stated that a recent developer's request to amend the General Urban Renewal Plan (URP) has raised questions regarding the relevancy and continued usefulness of the URP provisions/standards developed in the early 1960's that are not consistent with the City's current zoning requirements and land use planning policy direction. He was present to do a brief overview of the plan which contains a General Land Use Plan map, a description of land use categories, planning standards, 14 Project Activity Areas (most with unique Disposition Supplements) and a description of techniques to achieve the objectives of the Plan. *Schlegel* said the URP's original purpose was to guide public land acquisition and redevelopment in Wichita's inner city areas and that the MAPC has already unanimously endorsed the amendments.

Aldrich asked how the amendments would affect the existing neighborhood plans. *This takes precedence over the existing plans, but eliminates inconsistency and makes it uniform.* Does this incorporate the downtown so to make it easier to have TIF? *Leaving the boundaries for urban renewal plan with just one single category, impetus to do this was looking at proposals for downtown development and the current urban renewal plan made it difficult to do these projects.*

Landwehr asked if every area included in the plan has a neighborhood plan. *No, not all areas, but there still is the City's Comprehensive plan.*

Escobar asked what area was excluded. *The KU Med School, I don't know why it's not included and 1st and Douglas on Main is under the same project was also amended out of the plan but not sure why.*

Can you give an example of what kind of plan will be allowed? *It has to comply with the Zoning in place and conform to the Downtown Master plan. We wouldn't want to nullify the original intent of the plan. We plan to help Cities develop their downtowns.*

Carr asked if Urban Renewal made it easier to tear down buildings. *Yes the legacy of plans was to get rid of old and in with the new. But then they realized they were destroying history. The State historic law and federal law preserves historic architecture like the (Broadview, Old Town).*

Dunakey asked why are you keeping the framework when it's not used. *It's hard to get rid of completely and there are some minor economic benefits to keeping the plan, so if we remove it we have to find other ways to get benefits from other sources.*

*******Action:** The District VI Board Members made a motion to recommend to City Council to endorse the recommended amendments to the Disposition Supplements and the General Urban Renewal Plan of November 27, 1972, for the Wichita Neighborhood Development Program Urban Renewal Area. **(Dunakey/Carr 9-0)**

9. **Budget**

Mark Manning, Finance, stated the City Manager is in the process of coordinating the development of the 2011 – 2012 Proposed Budget and he was present to do a brief overview and gather input from the public to define their priorities. *Manning* stated there would be other public hearings on the budget for added input. At present the City Manager has included engaging City employees, developing a staff budget committee, seeking department input, and reviewing projections from Finance staff to develop the proposed 2011-2012 budget.

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

- Will positions be eliminated or frozen? *They will be eliminated but freezing would be a good point if this was for short term.*
- 50% of the budget goes for Public Safety even though there was minimal increase of population? *Public Safety is a priority.*
- Are the renovations to City Hall included in the budget? *Yes*
- I would rather see positions frozen then eliminated.
- Has there been any dialogue with the county on the Sustainability Taskforce, it would streamline the MAPD process. *The Manager has talked about it.*
- How many consultants that have been hired take our City money back to their home? Using people from this city as consultants keeps our dollars here.
- About the Water program if it is abandoned we will be so far behind we'll have to buy water from El Dorado. You need to justify the cost to keep the program going.

Manning, said we base our standards off of other cities in comparable size. We have bench marks with peer cities to compare ourselves.

Miller announced there would be another Budget presentation at City Hall on June 28th.

*******Action:** Receive and provide feedback.

11. **ZONING 101**

This presentation will take place at a later date.

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

Board Agenda

12. **Problem Properties**

- Along Seneca/Big Ditch the chain with barbwire that block's the entrance was knocked down.

- On Maple street at the bridge over the big ditch south –east of the ditch the gates are gone so vehicles are going down into the picnic area.

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

13. Neighborhood Reports

- The Tri Neighborhood Picnic will be held on June 12th at Minisa park. This includes the Midtown, Riverside Citizens and North Riverside neighborhoods.
- Riverside Citizens: annual 4th/of July Pancake Feed at Riverside Picnic. Everyone is invited.

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

Updates from the councilmember

Announcements

- Next DAB meeting will be on Wednesday July 21, 2010

With no further business to discuss the meeting adjourned at 9:17 p.m. (**Claycomb/Skaff 9-0**)

Guests

William Swoyer 67212

Della Swoyer 67212

Cindy Claycomb 67202

Carla Smith - Cloud Elementary

Sergio Escalante

Greg Boyajian -67203

John Todd- 67203

Respectfully Submitted,

Kelli Glassman/Terri Dozal, Neighborhood Assistants