

**District IV Advisory Board Minutes**  
**January 4, 2016**  
[www.wichita.gov](http://www.wichita.gov)

The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217. Council Member Blubaugh, nine District Advisory Board members, three City staff, and one member of the public were present.

**Members Present**

Benny Boman  
Michael Gomm  
Nick Hoheisel  
David Kapaun  
Matt Lashley  
Don McManamey  
Rebecca Robertson  
John Whitmer  
Council Member Jeff Blubaugh  
New appointee – Alex Martinez

**Staff Present**

Officer William Perkins, WPD  
William Longnecker, MAPD  
Becky Fields, Office of Community Services

**Guest(s)**

Bill Fox, Poe & Associates

**Members Absent**

Kit Corby  
Cory Tourville – (new appointee)

**ORDER OF BUSINESS**

At 6:30 p.m. the meeting was called to order by **Council Member Blubaugh** who led the Pledge of Allegiance. A motion was made to approve the agenda by John Whitmer and 2<sup>nd</sup> by Nick Hoheisel. Motion carried 9-0. David Kapaun made the motion to approve the minutes from the December 7, 2015 meeting, and 2<sup>nd</sup> by John Whitmer. Motion carried 9-0.

Councilman Blubaugh then introduced Alex Martinez who will be officially appointed to DAB IV at tomorrow's City Council Meeting. Mr. Martinez lives District IV, but is the store manager for a Dillons in Newton. He likes to work on restoring old cars, and currently has two projects.

**STAFF REPORTS**

**Officer Wiliam Perkins, Patrol West**, reported that two thieves were recently caught who were taking packages off of residential porches. One of the thieves had a felony conviction. Officer Perkins then reported that there was lots of auto larcenies, including out of town hunters who were leaving their firearms within sight inside their locked vehicle. Officer Perkins reminded everyone to never leave anything inside a vehicle that can be seen by someone walking by, including garage door openers which could give a burgler access to their home. There was a suspect in custody for many of the westside burglaries where jewelry and firearms had been taken. However, the suspect immediately posted a \$25,000 cash bond for his release and was currently out of jail. Mr. Bowman reported seeing a silver vehicle in the parking lot of Aley Park that had been there for several weeks. Officer Perkins said that he would drive over to the park upon leaving the DAB meeting to run the plates to see if it had been reported stolen.

**PUBLIC AGENDA**

No items.

## **NEW BUSINESS**

No items.

## **OLD BUSINESS**

### **ZON2015-00046 & CON2015-00034 Zoning change from MH manufactured housing to LC Limited Commercial zoning with a Conditional Use for Outdoor Vehicle and Equipment Sales**

**William Longnecker, Metropolitan Area Planning Department**, re-presented the request to address specific concerns that were raised at December 7th DAB meeting. The applicant is requesting a zone change from MH Manufactured Housing (MH) to LC Limited Commercial (LC) with a Conditional Use to allow outdoor vehicle and equipment sales, specifically the sale of manufactured homes. The MH zoning district does not permit the sale of outdoor vehicle and equipment sales/manufactured homes. However, outdoor vehicle and equipment sales may be permitted after consideration and approval of a Conditional Use on a site by site basis in the LC zoning district; Unified Zoning Code (UZC), Sec.III-D.6.x. The site is located midway between 47<sup>th</sup> and 55<sup>th</sup> Streets South on the west side of Meridian Avenue. The 1.98-acre site is partially developed with a 'new office' and a parking lot, as shown on the applicant's site plan. The 1.98-acre site is part of the approximately 138-acre partially developed MH zoned Southborough Estates Addition manufactured home park.

Bill Longnecker, MAPD, submitted three (3) photographs of what mobile homes will look like when they are displayed for sale (skirted, some with decks, etc.)

Bill Fox, agent for the applicant, clarified that only new homes will be on display. A comment from the board was made that they were under the impression that the mobile homes were going to be used/previously owned, and Mr. Fox stated that only new homes would be for sale.

Rebecca Robertson asked if the mobile units were model homes, and Mr. Fox stated no, that everything on display would be for sale.

It was asked if there would be gravel down for the display site, and were told that the area would be paved. There was a little discussion about the adjoining properties and that it was a mixture of Sedgwick County and Haysville properties to the east of the site. The property on the south was not developed.

A motion was made to approve by John Whitmer, and a 2<sup>nd</sup> by Nick Hoheisel. Motion carried 9-0.

## **BOARD AGENDA**

Council Member Blubaugh announced he will host a District IV Breakfast on January 16<sup>th</sup> at Spears and that Mayor Longwell would be the guest speaker.

Benny Boman asked when the work on Meridian would begin. Council Member Blubaugh stated that it will begin this month, and if not Public Works would have to explain. Council Member Blubaugh then asked Becky to make sure that Gary Janzen (Public Works) would be invited to the next DAB meeting as a guest speaker to give an update about south Meridian and other street construction concerns.

Rebecca Robertson asked if a decision had been made about the railway bridge over the Big Ditch for a proposed bicycle path. Councilman Blubaugh responded that the demolition is on hold pending KDOT to come up with an alternative plan of being able to work around the bridge in lieu of the plans for the I-235/Kellogg interchange project. If the bridge cannot be saved, then an alternative route was being discussed.

Staff member, Becky Fields, commented that she had brought homemade Kansas sunflower seed cookies and that there were plenty left on the tray by the door. She asked board members to please take cookies with them on their way out the door.

A motion was made to adjourn by Matt Lashley and 2<sup>nd</sup> by John Whitmer. Motion carried 9-0.

**Meeting adjourned at 7: 05 pm.**

The next meeting for District Advisory Board IV will be held at 6:30 p.m., February 1, 2016, at Lionel Alford Library, 3447 S. Meridian, Wichita, KS 67217.

Respectfully submitted,  
Becky Fields, Office of Community Services