

**District II Advisory Board Minutes**  
**May 9, 2016**  
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The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20, 2255 S. Greenwich Rd, Wichita KS, 67207. The Council Member, seven board members, eight staff were present.

**ATTENDANCE**

**Members Present**

David Babich  
 Jennifer Baysinger  
 Kelly Callen  
 Dale Carter  
 Nazir Jesri  
 Chris Mullen  
 Becky Tuttle  
 Council Member Pete Meitzner

**Staff Present**

Officer David Hinners, WPD  
 Lt. Ryan Hall, WFD  
 Alan Taber, Park & Rec  
 Helen Rigdon, Library  
 Paul Gunzelman, Asst. City Engineer  
 Bill Longnecker, Senior Planner, MAPD  
 Tim Davidson, Engineer  
 Laura Rainwater, Community Services

**Members Absent**

Nick Howell  
 Carol Jones

**Guests**

Listed at the bottom of Minutes

**ORDER OF BUSINESS**

Call to Order: The meeting was called to order by Dale Carter

Approval of minutes from April 11, 2016: Approved 6-0 (one abstention due to absence last month)

Approval of Agenda: Approved 7-0.

**Public Agenda**

1. **Scheduled Items:** None
2. **Off-Agenda Items:** None

**Staff Reports**

3. **Community Police Report: Community Police Officer, David Hinners,** reported.
  - Crime trend team created due to increase in burglaries and robberies. Arrests have been made and occurrences have dropped.
  - Hot items currently are trailers and storage units.
  - New police chief is very engaged at all levels
  - New captain for Patrol East, Capt. Kevin Mears
4. **Fire Department Report: No report due to being called out on emergency**
5. **Park and Recreation Department: Alan Taber,** reported.
  - Over 2,000 people attended the unveiling of the new train at Watson Park Event
  - Miracle Ball Field – Special needs baseball – games began last week. 8 teams participating
  - Pickle Ball – Now have six courts with wind breaks and fencing
  - Summer registration began today (May 9)

- 6. Wichita Public Library Report: Helen Rigdon, Senior Librarian,** reported on events at the Comotara and Rockwell branches
- June – August calendar is now available
  - Summer reading campaign kicks off May 25
  - Still taking applications for the Teen Volunteer program
  - New Youth Services Librarian
  - Library seeking customer stories on how the library has transformed your life
  - Downloading EBooks seminar at Rockwell on May 12 at 6:00 pm
- 7. Public Works Report: Paul Gunzelman, Assistant City Engineer,** reported.
- Kellogg & Webb – grading of frontage road has begun
  - Kellogg & Armour – median work is complete
  - Kellogg & Greenwich – final plans submitted to KTA – bid opening July 12
  - Douglas & Linden Street Bridge – North side almost complete
  - 143<sup>rd</sup> from Kellogg to Central – finishing up plans
  - Pawnee turn lanes for new Southeast High School – bids opened last week

### **New Business**

- 8. Design Plan – Improvements to Greenwich Road, Pawnee to Harry, Tim Davidson, Engineer, City of Wichita,** presented the design improvements for Greenwich Road between Pawnee and Harry Street from the engineering firm of Ruggles & Bohm.
- Three lanes with middle turn lane and decel lanes
  - 10 foot multi-use path on west side
  - Six foot sidewalk on east side
  - Construction to begin and end in 2018

**Why did it go from five lanes to three lanes?**

**A:** Traffic warrants including anticipated increase from the new Southeast High School don't justify the 5-lane roadway

**Will there be any bus stops on Greenwich?**

**A:** We don't know at this time

**Is street lighting included?**

**A:** We will work with Westar but it is separate from this work

**Will intersections be lighted?**

**A:** Yes

**Will any houses or buildings be removed?**

**A:** No

**Will Pawnee from Webb to Greenwich be expanded at any point?**

**A:** It is slated for 2020 or 2021

**Will you be taking any homeowner's land for right-of-way and will our taxes go up?**

**A:** Minimal land and no properties will be assessed for improvements

**Action taken:** **Nazir Jesri** made a motion to **APPROVE** the proposed design concept presented by staff and Ruggles & Bohm.

**Kelly Callen** seconded the motion.

**Motion Passed 7-0.**

9. **ZON2015-52 - Bill Longnecker, Senior Planner, Metropolitan Area Planning Department,** presented the request for a zone change from SF-5 Single-Family Residential to LI Limited Industrial, with a Protective Overlay (PO) on 11.21-acres of unplatted property generally located West of Greenwich Road, on the north side of I-35 and the west side of Trig Street.

After staff presentation, DAB members addressed questions to **Lindebak** and **Brand**.

**DAB:** Are you under contract until 2020 to store dirt and equipment?

**Lindebak:** It would appear so. The land will not be platted until Kellogg construction is complete. The goal now is to keep truck traffic off of Trig Street.

**Brand:** Sherwood Construction approached them to be a staging area during construction. Sherwood will compensate for use of the land by clearing property and making it site-ready for development. Property won't be developed until Kellogg is completed.

**DAB:** Why LI and not GC Zoning?

**Lindebak:** You can't have residential in LI.

**DAB:** Who will pay the cost of paving Trig?

**Lindebak:** Owner/developer will pay to pave Trig up to the entrance of the development once it has been platted.

**DAB:** How soon will Trig be paved?

**Lindebak:** Not until Kellogg is complete. Current truck traffic will not use Trig due to the eight foot berm to be constructed.

Adjacent property owners then addressed the Board in opposition of the change. Their concerns included:

- Truck traffic is occurring on Trig
- The put a port-a-potty right out in front of a homeowner's front window
- Drainage and flooding has occurred in their yards and over Trig
- Trees and landscaping is a complete mess
- Safety of our families due to heavy truck traffic that is now occurring on Trig
- Devaluation of our properties

In response to their concerns, that applicant has agreed to construct an 8' berm within 60 days and contact Sherwood Construction to instruct them to only use the NW entrance to the property and keep all construction traffic off of Trig.

**Action taken: Kelly Callen** made a motion to approve the staff recommendation to APPROVE the request, with the following modifications to the PO as outlined in the Staff Report:

1. Applicant will construct and complete an 8' berm within 60 days of May 9, 2016
2. City will install "No construction truck traffic" signs on Trig and Gilbert
3. Applicant will call Sherwood Construction to instruct them to keep all construction traffic off of Trig and only use the NW entrance to the site

**Becky Tuttle** seconded.

**Motion passed 6-0-1. Nazir Jesri** abstained due to a conflict of interest.

- 10. CON2016-00008 - Bill Longnecker, Senior Planner, Metropolitan Area Planning Department,** presented the request for a City Conditional Use request for an Event Center within 200 feet of a church in GC General Commercial zoning, generally located south of E. Kellogg and east of Webb (10005 E. Kellogg).

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns.

There were no questions or concerns from DAB II Board Members, adjacent property owners or citizens.

**Action Taken:** Motion made to APPROVE the application based on staff recommendations and subject to the conditions set forth in the staff report.

**MOTION PASSED 7-0**

#### Old Business

None

#### Board Agenda

#### **CM Meitzner**

- Phone interview for radio show "Let's Talk Trains"
- April Winn has resigned from DAB II

**Meeting adjourned at 9:02 p.m.**

**Next Meeting:** The next meeting for District Advisory Board II will be at 6:30 p.m. on Monday, June 13, 2016, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.

#### Guests

Bryan Kiser  
James Tyler  
Jay & Emily Keehn  
Nancy & ? Coleman

Mike Morris  
Dennis Riley  
Dylan Rogerson  
Braiden Fiene  
Ed & Alice Wells  
Ken Lee  
Brian Lindebak  
Lonny Wright  
R. Rogerson  
Donna Moore  
Karmen Giroux