

District II Advisory Board Minutes
August 8, 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. Six board members and six staff were present.

ATTENDANCE

Members Present

David Babich
Dale Carter
Angela Clark
Terri Hutton
Nazir Jesri
Chris Mullen

Staff Present

Officer Richard West, WPD
Capt. Chip Froome, WFD
Paul Gunzelman, Asst. City Engineer
Bill Longnecker, Senior Planner, MAPD
Alan Taber, Park & Rec
Laura Rainwater, Community Services

Members Absent

Kelly Callen
Nick Howell
Becky Tuttle

Guests

See attached list

ORDER OF BUSINESS

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

Approval of minutes from July 11, 2016: **Approved 6-0**

Approval of Agenda: **Approved 6-0**

Public Agenda

1. **Scheduled Items:** None
2. **Off-Agenda Items:**
 - **Max Weddle:** Ordinance changing the height requirement for house numbers needs to be rejected

Staff Reports

3. **Community Police Report: Community Police Officer Richard West,** reported.
 - All four bureaus are hosting cookouts in an effort to engage with citizens. There is a cookout scheduled at Edgemoor Park on August 20 from 11-2.
 - “Summer of Mercy” abortion protest will took place from July 17 – 24. Over 100 officers were assigned. There was only one arrest and it involved a non-protestor.
 - Increase in robberies. More officers will be assigned.
 - Officer Lloyd was promoted. Officer west will be taking over his beat.
4. **Fire Department Report: Capt. Chip Froome** reported.
 - 3 structural fires
 - 341 EMS and rescue
 - 146 Service calls
 - Last week’s lightning storms stretched the department really thin and took great coordination between stations.

- 5. Park and Recreation Department: Alan Taber, Recreation Supervisor, reported.**
- Camp programs ended last Friday. 70 kids per day at Edgemoor Park
 - We will have to look for money to expand program next summer due to shortened school year
 - Fall registration starts August 22 and classes begin September 19
 - Pickleball tournament on Oct. 15 at Edgemoor
 - Free play day in the park at Watson Park in September.
 - College Hill Pool season extended by one week due to delay of USD 259. Last day is Aug. 21
 - Dog Days of Summer is moved to Aug. 22

6. Wichita Public Library Report: No report

- 7. Public Works Report: Paul Gunzelman, Assistant City Engineer, reported.**
- Kellogg/Webb – Paving complete along south side. Working on east side of Webb
 - Kellogg/Greenwich – Bids opened on Aug. 5. Came in at under engineer's estimate. Wildcat Construction was the low bidder
 - Southeast high School – Pawnee entrance is complete. 127th paving and striping is complete.

New Business

- 8. ZON2016-00030: Bill Longnecker, Senior Planner, MAPD, presented.** The District II Advisory Board considered a request by Nevets, Inc., and Manheim Auto Auctions (owner/applicant), Ferris Consulting, c/o Greg Ferris (agent), for LI Limited Industrial (LI) zoning on the 1.91-acre, platted GC General Commercial (GC) zoned site located south of East Kellogg Street/US-54 Highway on the southeast corner of North Webb Road and East Orme Street.

Neither the applicant nor agent were present at the meeting.

After staff presentation by **Longnecker**, there were no questions or concerns from DAB II Board Members, adjacent property owners or citizens.

Action Taken: Motion made by **Jesri** to **APPROVE** the application based on staff recommendations set forth in the staff report. Seconded by **Mullen**.

MOTION PASSED 6-0

- 9. CON2016-00033: Bill Longnecker, Senior Planner, MAPD, presented.** The District II Advisory Board considered a request by The Homer Morgan Trust, c/o Homer Morgan, Trustee (applicant/owner) Stephen M. Joseph (agent) for a Conditional Use to allow a night club.

Neither the applicant nor agent were present at the meeting. More than 15 adjacent property owners were present to protest the application.

After staff presentation, DAB II Pro Tem, **Carter**, asked the public how many were present at the meeting to protest the application. More than 15 raised their hand. DAB members voiced their concern on the negative impact it would have on surrounding property owners.

Action Taken: Motion made by **Babich** to approve the staff recommendation to **DENY** the application. Seconded by **Jesri**.

MOTION PASSED 6-0

- 10. CON2016-00034: Bill Longnecker, Senior Planner, MAPD,** presented. The District II Advisory Board considered a request by The Homer Morgan Trust, c/o Homer Morgan, Trustee (applicant/owner) Stephen M. Joseph (agent) for a Conditional Use to allow a night club.

Neither the applicant nor agent were present at the meeting. More than 15 adjacent property owners were present to protest the application.

After staff presentation, DAB II Pro Tem, **Carter**, asked the public how many were present at the meeting to protest the application. More than 15 raised their hand. DAB members voiced their concern on the negative impact it would have on surrounding property owners.

Action Taken: Motion made by **Babich** to approve the staff recommendation to **DENY** the application. Seconded by **Jesri**.

MOTION PASSED 6-0

- 11. CON2016-00035: Bill Longnecker, Senior Planner, MAPD,** presented. The District II Advisory Board considered a request by The Homer Morgan Trust, c/o Homer Morgan, Trustee (applicant/owner) Stephen M. Joseph (agent) for a Conditional Use to allow a night club.

Neither the applicant nor agent were present at the meeting. More than 15 adjacent property owners were present to protest the application.

After staff presentation, DAB II Pro Tem, **Dale Carter**, asked the public how many were present at the meeting to protest the application. More than 15 raised their hand. DAB members voiced their concerns on the negative impact it would have on surrounding property owners. Those concerns included lack of parking and the negative impact on adjacent property owners including an increase in noise, trash, lighting and crime.

More than six adjacent property owners addressed the Board in opposition to the application because of the past negative effects it has had on their properties including noise, trash, lighting and crime.

Action Taken: Motion made by **Babich** to approve the staff recommendation to accept the application. There was no second.

A **second motion** was made by **Hutton** to **DENY** application. Seconded by **Jesri**.

MOTION PASSED 4-2

- 12. CON2016-00039: Bill Longnecker, Senior Planner, MAPD,** presented. , the District II Advisory Board considered a request by Tin Ngoc Tran and Julie Huong Huynh (applicant/owner) Kaw Valley Eng., c/o Tim Austin (agent) for a Conditional Use to allow a night club generally located west of South Rock Road and South Longfellow Lane on the south Side of East Harry Street (7707 E. Harry - WCC #II).

Tim Austin, agent for the applicant was present at the meeting. **Joon Kim** and **Songbin Chon**, tenants in adjacent property, **David Scott**, adjacent property owner, and **Jessica Pierce**, client to Kim's Academy were present to voice their opposition to the application.

After staff presentation, **Mr. Austin** addressed the Board. He stated the applicant's intended use of the space is for a banquet/event center and not a night club. The applicant would be willing to limit the hours and size and not open it to the public. Mr. Longnecker then pointed out the application was for a nightclub and that if the applicant intended it to be an event center that allowed the option of serving of alcohol and/or entertainment the application should have been stated as such. Mr. Longnecker noted that the Unified Zoning Code had definitions for both event centers and nightclubs and the staff report would have reflected those differences if the applicant had filed for an event center, which they had not.

Kim, Chon, and Pierce were all very concerned about the safety of children and adults coming to classes at Kim's Academy. The parking lot is already very tight. They have concerns over trash, noise, and an increase in crime that accompanies night clubs. They feel this type of business doesn't fit in with the surrounding family-friendly businesses.

At the suggestion of DAB members, **Austin** agreed to meet with adjacent property owners/tenants and to revise the application for a banquet/event center.

Action Taken: Motion made by **Nazir Jesri** to **DEFER** until the DAB II meeting on September 12, 2016 to provide applicant time to work out conditions for event/banquet center. **Clark** seconded.

MOTION PASSED 6-0

Old Business

None

Board Agenda

None

Meeting adjourned at 8:55 p.m.

Next Meeting: The next meeting for District Advisory Board II will be at 6:30 p.m. on Monday, September 12, 2016, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.