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District 4 Citizens Advisory Board Meeting
Agenda

Monday, February 10, 2020
6 p.m.

McAdams Recreation Center
1329 E. 13th St. North

Board members in attendance: Maggie Ballard, Sara Dixon, Nalini Fraser, Philip Fraser, Hugh Nicks, Denise Romero, Madison Shriner

1. Call to Order

Acting Chair, Hugh Nicks, called the meeting to order at 6:03 p.m.

Nicks moved to vote on agenda item seven—approval of December meeting minutes--before moving on to new business. After reviewing the minutes, Madison Shriner made a motion to approve the minutes and was seconded by Philip Fraser. The motion passed unanimously.

2. Golden Rules Review

Assistant Sedgwick County Counselor Justin Wagoner outlined the Golden Factors as they apply to zoning cases brought in front of the Metropolitan Area Planning Commission (MAPC). His presentation focused especially on zoning uses and how they affect the character of a neighborhood, how the removal of restrictions may detrimentally affect nearby property, and how opposition or support of neighborhood residents may shape a decision.

Wagoner went on to explain that while the advisory board does not have any true authority in deciding zoning cases, their opinion has an impact because they make suggestions to Commissioner Cruse, who may ultimately make a zoning decision. Cruse reiterated this point, saying she is often conflicted when it comes to zoning issues. "I have commitments to the property owner and to the developer," she said. "So, I want to be advised. I want to hear what you have to say."

Nicks, who also serves on the MAPC, asked if he would need to recuse himself from the zoning presentation, as to not appear biased. Wagoner said, since the case being presented had already been decided on by the Planning Commission, he would not have to recuse himself. Nicks announced he would stay for the presentation but he would abstain from voting with the rest of the advisory board.

David Yearout, Principle Planner with the Wichita-Sedgwick County Planning Department, explained the role of the MAPC is to guide the review process for zoning cases, to direct the creation of subdivisions, and to make decisions pertaining to historic preservation and other development-related regulations.

Yearout explained that all applicants desiring to submit a request for change of zoning classification should consult with the Metropolitan Area Planning Department (MAPD) prior to submitting a formal application. A change of zoning classification is then referred to the MAPC for a public hearing. The MAPC may recommend approval, approval with conditions, modifications, or denial of the request. They hear deliberations from applicants during public hearings twice a month; they also prepare recommendations to the Wichita City Council and the Board of County Commissioners.

Depending on the size of the lot, owners of all neighboring property within a specified zone are notified, and encouraged to attend the hearing if they want to protest the zoning change. Regardless of whether the MAPC approves or disapproves a request, protest petitions may be filed with the appropriate clerk (County Clerk for county cases or City Clerk for city cases) within fourteen days after the date of the public hearing.

“Just because a zoning case moves forward does not mean construction will start the next day,” said Yearout.

Philip Fraser asked what happens if construction never ends up happening on the newly-zoned lot. Yearout explained that the new zoning designation would remain, and any future developer who wanted to change the zoning again would have to carry the lot through the zoning process again.

Sara Dixon asked for clarification on zoning designations. Yearout said General Office Zoning, which the developer of the case being presented is seeking, is a less-restrictive classification than what the lot currently has and allows for homes or commercial space to be built on the lot. Russ Ewy, the developer of the lot, said he applied for General Office because of the building density of the area.

Philip Fraser asked about possible medical facilities being built on the lot. Ewy said it was a possibility, but said the facility would be more in-line with the medical parks that line North Webb Road, as opposed to a formal hospital.

Dixon requested more zoning training before future cases come in front of the advisory board. Nicks said the hearing process can be “very complex” and often requires hours

of prep. "It can take years to get comfortable with the process, because your decision has weight on property value," said Yearout.

3. Consideration of ZON2019-00060

Philip Fraser made a motion to accept and file the zoning report, with Dixon seconding. The motion passed 6-1, with Nicks abstaining.

4. Selection of New Chairperson

Nicks opened the floor up to nominations for Advisory Board Chair.

Nalini Fraser nominated herself. With no other nominations, Dixon made a motion to appoint Nalini Fraser as the next chair, which was seconded by Madison Shriner.

The motion passed unanimously.

5. Call for New Board Member

Commissioner Cruse said that two parties have already expressed interest in joining the board and that she intends to email others to inform them of board position openings.

Philip Fraser asked if a student member was still under consideration for the board. Cruse said she has reached out to the County Counselor's Office for guidance about the process and hopes to have more information at the next board meeting. She is seeking clarity on whether the student would bring the board to an even number of voting members, and if so, who would break ties in the event of an evenly split vote.

Cruse also said she would prefer the student member be a current high school student instead of a college student.

6. Commissioner Cruse Report

Cruse said she would be giving a formal report about her recent trip to Ghana to the Board of County Commissioners at their February 11 staff meeting. She gave a brief overview of her trip including:

- Meeting with the founder of the Narh-Bita College & Hospital to discuss exchange programs for Wichita State University faculty and students and to explore opportunities for the Wichita State University College of Health Professions.
- Meeting with the Ministry of Aviation to follow up on discussions concerning aerospace manufacturing and maintenance opportunities.
- Touring the Niche Cocoa Processing Factory in an attempt to connect the organization with chocolate manufacturing firms in Wichita.
- Meeting with the Manya Krobo State Queen Mothers' Association to obtain information on their current projects and how they can be made profitable with modern technology and exports.

“I genuinely believe we will see a return on investment from my trip,” said Cruse.

7. Meeting Minutes from December 9

Minutes approved unanimously earlier in meeting.

8. Other

N/A

Chairperson Fraser moved to adjourn the meeting, Philip Fraser seconded. The motion passed unanimously and the meeting adjourned at 7:15 p.m.

Next Meeting

- March 9 – McAdams Recreation Center – 1329 E. 13th St. North