

District 2 CAB                                                                                                               Haysville Community Library

November 09, 2021                                                                                                    Meeting Minutes

**Board Members in Attendance:** Martha Pint, Dr. John Burke, Ashlie Brockleman, Dr. William Hammers, Nikki Helms, Spencer Dean, Jan Marple Jenny Duong

1. **Call to Order:**
   1. Nikki Helms called the meeting to order at 6:01 pm
2. **Roll Call Vote:**
   1. Martha Pint, Dr. John Burke, Ashlie Brockleman, Dr. William Hammers, Nikki Helms, Spencer Dean, Jan Marple
3. **Approval of Minutes:**
   1. Martha Pint moved to approve the October meeting minutes. John Burke seconded the motion. The motion carried unanimously.
4. **Public Agenda:**
   1. No public comment
5. **New Business:**
   1. **CON2021-00045 Zoning Case,** Kathy Morgan, Senior Planner MAPD

CON2021-00045 is a conditional use case pertaining to the addition of an RV on a property zoned RR. The applicant was present at the Citizens Advisory Board to answer any questions. The comprehensive plan of Sedgwick County was used to guide the planners at MAPD. The zoning code does not have a classification for “tiny home”, but this RV is essentially a “tiny home”.

There would neighbors would rejected the conditional use case. This is to be used by a family member who needs assistance for medical reasons. This is not unusual. Staff recommended approval with a few modifications. Tent camping is not permitted, the RV has to be maintained, and the site has to be maintained to comply with the site plan that was submitted. The conditional usage is limited to the ownership of the current property owners. If another owner were to want to continue the existence of the secondary apartment, of if the current owner wanted to change the design, there would be a second hearing. These conditions are not unusual. The water and sewer have to be connected to the main structure on the property. The idea for this requirement is to ensure that the property cannot be split. The applicant will have to get a building permit, and will have to go through code enforcement to ensure that they meet County code regulations. If there is a violation of any of the conditions than the zoning administration with the concurrence of the Planning Director can declare the conditional use void. This is standard language that is used.

These are large lots developed for single family residential. Most of the properties have lagoons. The surrounding area is all zoned rural residential. The property is not within an urban area of influence. The RV will be surrounded on the North, East, and South sides with trees. It is a significant distance from the main structure. The applicant has planted a lot of trees.

Staff has recommended approval to the Planning Commission. They approved it with the one exception that the conditional use will be voided if the property changes ownership.

Spencer Dean raised concerns about the ability of first responders to know where the secondary apartment was. Would there be a second address?

Kathy Morgan pointed out that they have not heard any complaints from first responders. These staff reports get vetted by other departments and there have been no concerns about this issue. The County code enforcer has evaluated this and deemed it acceptable.

Jan Marple concurred with the point raised by Spencer Dean.

There was a question about a lagoon/septic system.

Stanford Greer had not finalized the plan, they will make the decision when they get a building permit.

Jenny Duong asked if there was another location that had been considered.

Standford Greer mentioned that the whole idea is to keep the RV out of sight of the neighbors.

Spencer Dean mentioned that some gravel could be put down to connect the RV to the main driveway.

Stanford Greer answered that this is going to be short-term. They are constructing this RV to ensure that their son can gain independence. One of the son’s doctors recommended the construction of a tiny home for the son to gain independence. When he is sufficiently independent he will move to his sister’s house in Liberty, Missouri. One of the complicating factors is that Stanford Greer has received a medical diagnosis that necessitates planning for his son’s future. The plan is not to build some permanent structure. This will be a short-term project. The timeline is indefinite, but it is not long-term.

Jan Marple asked if his daughter in Missouri will run into the same problem in Liberty.

Stanford Greer did not think that would be the case. Stanford Greer started the neighborhood in 1984. He did a lot of the work to get the neighborhood started. The lot has lots of trees and it is a unique property in the region.

Ashlie Brockleman asked about assisted living.

Kathy Morgan interjected and stated unequivocally that this question had nothing to do with the zoning case.

Martha Pint had a question about the location of construction.

Stanford Greer confirmed that construction would take place on the property. However, one neighbor had a gun-range in their backyard and another neighbor had a racetrack on their property. These facts mitigate against noise concerns.

John Burke asked if there were any neighborhood covenants.

Stanford Greer said that there were not. Additionally, he is the architectural control commission because the other members have moved. No one came and asked what was happening. They just created the petition.

Jenny moved to approve the conditional usage case. John Burke seconded the motion.

Kathy Morgan noted that the CAB can recommend that the Commission member can consider if the action get protested and it would then go on the BOCC for final action. If we receive no protest by 5:00 p.m. on the 18th of November the approval of the Zoning Commission will be final. This can be added to the motion and the planning commission can consider drive access.

Spencer Dean had concern about driveway access and that it would make finding the RV difficult for first responders.

Stanford Greer agreed he could put down gravel if it was necessary.

Martha Pint felt it was worthwhile for Commissioner Lopez to make that recommendation regarding driveway access.

Kathy Morgan noted that if the motion were to be amended it should be amended to state that the plan follow County code for driveway access.

Jenny moved to amend the motion. John Burke seconded the amendment.

**Votes for Approval:**

Nikki Helms, Jan Marple, Martha Pint, Spencer Dean, John Burke, Jenny Duong, Ashlie Brockleman

* 1. **Community Mental Health Fact Finding**
     1. Presented by Nikki Helms
     2. Wanted to open discussion how to gather info from community members about what needs exist
     3. We had discussed going door-to-door
     4. Possibility of a survey
     5. Commissioner Lopez was unsure if we are ready for these steps yet
     6. We need to figure out what the Southside could use in terms of mental health
        1. Wants us to keep it in our minds.
     7. Commissioner Lopez wants to work with Teresa Lovelady at HealthCore to better learn what they are doing
     8. Pint wanted to know if we are going to be getting info from HealthCore or providing information to HealthCore
        1. Commissioner Lopez answered that the CAB should be trying to determine what the community needs
     9. Jan Marple wanted to emphasize that it could be nice if retirees could be considered
     10. Jenny Duong wanted more activities/programming for youth to keep them engaged
         1. Keeps them out of trouble
     11. Ashlie Brockleman wanted to encourage volunteer activity
         1. This would ensure community buy-in
     12. John Burke wanted to encourage younger people on the governing board
         1. This could encourage younger people to engage in the process
     13. Commissioner Lopez mentioned that public transit will be a piece of this
         1. The new Wichita City Council members will likely focus on this issue

1. **Other**
   1. Commissioner Lopez mentioned the redistricting town hall on 11.15.21
      1. Martha Pint asked if there would be public comment
         1. Commissioner Lopez answered that there would be public comment
2. **Adjournment**
   1. The meeting was adjourned at 6:57