



District 1 Citizens Advisory Board Meeting Minutes

Monday, July 18, 2022 | 5:30 p.m.
Bel Aire City Hall
7651 E. Central Park Ave., Bel Aire, KS 67226

Board Members in Attendance: Daniel Bateman, Judah Craig, Kendall Hershberger, Jacqueline Kelly, Jim Reid

County Representatives: Commissioner Pete Meitzner, Sheriff Jeff Easter, MAPD Division Manager Philip Zevenbergen

1. Call to Order

- a. Chair Judah Craig called the meeting to order at 5:41 p.m.

2. Approval of Meeting Minutes

- a. A motion was made by Daniel Bateman to approve the minutes for the June 20, 2022, District 1 Citizens Advisory Board (CAB) meeting. Jim Reid seconded this motion. **The CAB approved the motion with a vote of 5-0.**

3. Public Agenda

- a. No Public Comments

4. New Business

- a. Discussion of future meeting dates and agenda items
 - i. Judah Craig still waiting on answers regarding all the CABs getting together to discuss mental health, will give an update when he learns more.
 - ii. Reviewed the upcoming schedule. Potentially no meeting in December, but up to CAB.
- b. Jail & Mental Health
 - i. Sheriff Jeff Easter gave a presentation on Fentanyl Education
 1. There has been an influx of fentanyl overdoses between January and May 2022 with most fatalities being teens. Officers have pulled a lot off the street. Sheriff's office partnered with local radio and news stations to run 30-second information spots, adopted a local One Pill Can Kill campaign from DEA and created a Fentanyl website – <https://www.sedgwickcounty.org/drugmisuse>.
 2. The Regional Forensic Science Center (RFSC) services approximately eight Counties but the majority of cases are from Sedgwick County. The process is to do an autopsy and toxicology when fentanyl is suspected. A toxicology report can take 3-6 months to process. In May, RFSC was waiting on results from 100+ death cases.
 3. Officers seized more than 200,000 pills, 21lbs of Fentanyl in May 2022. Since then, Sedgwick County had 2 deaths, City of Wichita had 4 deaths believed to be from fentanyl.
 4. Fentanyl is now mixed into pills making them cheap for kids to buy. The market is transitioning from Meth to Fentanyl and officers are seeing Fentanyl in every type of drug. Unless the pills are from a prescription, it will likely have Fentanyl mixed in. Aderal is huge in schools, as is Xanax and Most kids don't know what they're buying.
 5. All Races, genders, demographics, and ages are using.
 - a. 29.8% of overdose deaths 19-29 year olds
 - b. 26.49% of overdose deaths in 30-39 year olds

6. Fentanyl is used as a sleep aid (0.063mg) and as a pain reliever, though not much these days.
 7. The Sheriff's Office has partnered with community organizations to create a long term awareness campaign. The campaign is targeting parents, individuals who are working with addicts and kids. It's mainly focused on education and prevention for kids.
- ii. Judah Craig asked what is the best way to be involved.
 1. Sheriff Easter shared that companies and other municipalities can put information on the websites to educate and spread awareness.
 - iii. Jim Reid asked if Narcan can be used when first responders arrive on scene.
 1. Sheriff Easter shared that the County has it on hand now. Narcan shelf life is better. Deputies carrying on hand. Getting from DECCA/EMS so not costing SCSO. Narcan cannot always save life.
 - iv. Daniel Bateman asked if USD 259 still had Crime Stoppers.
 1. Sheriff Easter shared that its now called Speak Up Anonymous Tip Program and is managed by the Wichita Crime Commission.
 - v. Kendall Hershberger asked if have been deputies affected by fentanyl.
 1. Sheriff Easter shared that officers are required to wear appropriate PPE when recovering narcotics.
- c. Zoning Case PUD2022-00014
- i. Judah Craig briefly recovered protocols for hearing zoning cases and how they will handle public comments.
 - ii. Philip Zevenbergen presented PUD 2022-00014. This is a request to create the Spring Ranch Planned Unit Development #102, generally located on the southwest corner of East US 54/400 and South 159th Street East. The proposed use is to create custom zoning for a mixture of commercial and residential uses. The applicant is Johnny W. Stevens (applicant) / MKEC Engineering (Agent).
 1. Philip Zevenbergen explains some changes that have been made since the staff report was produced.
 - a. Under Land Uses, section A, the Staff Report states that Golf Courses are a prohibited use, the PUD will actually state that a Golf Course is allowed.
 - b. Under Land Uses, section B, Parcel 4 will be used for duplexes, however the first 200ft of the west boundary and south boundary must be single-family homes.
 - c. Under Land Uses, section E, the applicant has agreed to keep the existing hedge row that was installed as part of CON2008-00002 even though the conditional use is released and no longer valid.
 2. Action Options
 - a. Approve Staff Recommendations
 - b. Approve Planning Commission Recommendations
 - c. Approve CAB Custom Recommendations
 - d. Denial
 3. Will be scheduled for BoCC meeting likely Aug. 17, 2022. When presented, they were currently in the protest period.
 - iii. Daniel Bateman asked if the Planning Commission adoption is with the staff recommendation with the changes.
 1. Philip Zevenbergen replied that the recommendations are here except for the change where golf courses are removed from the prohibited use list.
 - iv. Judah Craig asked if we approve the Planning Commission recommendations if it meant that all provisions are included.

1. Philip Zevenbergen replied that the motion would need to state you recommend approval subject to the Planning Commission recommendation.
- v. Judah Craig asked next steps in the process when platting.
 1. Philip Zevenbergen replies that plats are another zoning case that does not go before the CAB. It would go to a sub-committee and then BoCC.
- vi. Judah Craig asked how platting integrates with the community, utilities and city.
 1. Philip Zevenbergen explained that is why it goes before the subcommittee. The experts in that group provide information on how it would integrate, right of ways, drainage, utilities, etc.
- vii. Jim Reid states asked how they plan to connect all the parcels without disturbing the flood plain?
 1. Philip Zevenbergen stated that you can build in a floodway and raise the ground level, but you cannot disturb the floodway water channel. In terms of transportation and interconnectivity, that is determined at the time of platting.
- viii. Jacqueline Kelly asked if the whole thing will be a mix of single family and multi-family or if there will be a section for each.
 1. Philip Zevenbergen said it will be a little bit of everything.
- ix. Jim Reid asked what was 14.5 dwelling units in parcels 2 & 5.
 1. Philip Zevenbergen shared that 14.5 is the maximum number of dwelling units allowed per acre in a 2 family residential.
- x. The agent stated his agreement with staff comments and planning recommendations.
- xi. Jacqueline Kelly asked about the land use.
 1. The agent shared that they could do single-family homes in the entirety of the area, but believes single family is not conducive near the highway. The agent has met with the neighbors and has been receptive to feedback.
- xii. Jim Reid mentioned that Parcel 2 might be commercial and was curious what could go there.
 1. The agent responded that anything appropriate, especially anything that would be useful. An example would be a service related to people traveling. This decision will be market driven to meet the client's needs.
- xiii. Jim Reid asked if there would be a bugger for the homeowners on the west.
 1. The agent responded that the hedgerows, as well as the barriers, are going to stay which are better than berms.
- xiv. Daniel Bateman asks if buildings in the southwest corner are being redeveloped
 1. The agent shared that all could be redeveloped.
- xv. Public Comment
 1. Michael McFarren shared that the hedge row is a great asset and the potential removal of it is the biggest concern of the neighbors. He is also concerned about language in section 4B and felt it is confusing. Increased traffic is another big concern
 - a. Judah Craig asked Mr. McFarren if he has any thoughts regarding a golf course and if would it be detrimental to the hedge row.
 - i. Michael McFarren felt it wouldn't appear to be detrimental.
 - b. Kendall Hershberger shared his appreciation for the homeowner's concerns.
 - c. Daniel Bateman shared his appreciation and willingness to get involved.
 2. Neal Thornbush shared when he bought his home, he was told that the property being discussed would be single family homes. He also feels there is also a terrible traffic problem.
 - a. Kendall Hershberger asked if speed bumps had been considered.
 - i. Neal Thornbush learned they won't be put them and was unsure why.

3. Daniel Bateman asked what the timing was for the PUD and if it was ready to start, or a long term plan.
 - a. The agent shared he would like to start quickly, but there are quite a few things that need to be done still. The applicant shared that they are responsible developers and want to work with the neighbors.
- xvi. Judah Craig closed Public Comment
- xvii. Judah Craig shared he believes the changes are reasonable and the golf course won't be a big issue.
- xviii. Kendall Hershberger shared he believes the applicant has worked with the neighbors and has done everything they can to accommodate.
- xix. Jim Reid asks about the billboard and its brightness.
 1. Philip Zevenbergen reminded the CAB that they are allowed 2 message boards and digital boards are permitted. Codes do have rules about brightness ad shared education about who to call for violations.
- xx. Judah Craig made the motion to approve PUD2022-00014 staff recommendations, the extra language from Planning as well as putting in a recommendation that the 200ft sliver can be used for a golf course. Daniel Bateman seconded the motion. **The motion passes 5-0**

5. Adjournment

- a. The District 1 Citizen's Advisory Board adjourned at 7:50 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, July 18, 2022, 5:30 p.m.**, at Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS 67226.*