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District 2 CAB

Haysville Community Library

October 3, 2022

Meeting Minutes

**Board Members in Attendance:** Martha Pint, Nikki Helms (on Zoom), Dr. William Hammers (on Zoom), Tabitha Lehman (on Zoom), Spencer Dean, Ashlie Brockleman, Tony Martinez

**1. Call to Order:**

- a. Martha Pint called the meeting to order at 6:05 pm

**2. Roll Call Vote:**

- a. Board members in person and on Zoom identified themselves by saying, "Here."

**3. Approval of Minutes:**

- a. Ashlie Brockleman made a motion to approve the September 13 meeting minutes. Tabitha Lehman seconded the motion. The motion carried unanimously.

**4. Public Agenda:**

- a. No public comment here.

**5. New Business:**

- a. **Presentation by Eryn Ebach-Freund, MAPC Associate Planner, on Zoning Case CON2022-00036**
  - i. Conditional Use Permit is requested for an event center in RR Rural Residential, west of South Hydraulic Avenue and on north side of East 79<sup>th</sup> Street. Address is 1506 West 79<sup>th</sup> Street, Haysville, Kansas.
    - 1- Events centers are permitted in the County by-right on sites 20-acres or greater in size. Since this is less than 20-acres, Conditional Use approval is required.
    - 2- Applicant plans to rent out the event center for wedding and similar events.
    - 3- Applicant is willing to comply with all standards, except she has requested a waiver on the 100-foot setback standard. Because of this, the zoning case would have to go before the Sedgwick County Board of County Commissioners and cannot be decided by the Metropolitan Area Planning Commission.
    - 4- The site is surrounded by a suburban-scale residential neighborhood. The nearest residences are 100 – 275 feet away in each direction. Should the event center be approved, nearby homes may experience substantial noise and light pollution that would have a significant negative impact.
    - 5- The site does not conform to the Community Investments Plan established by Wichita and Sedgwick County because it abuts a suburban-scale development and does not have adequate buffering.

- 6- For this and other reasons, MAPC recommends denial of a Conditional Use permit.
  - 7- If the permit is approved, MAPC staff recommends several conditions, including limiting occupancy of the event center and making it close at 10 p.m. Sunday through Thursday and at 11 p.m. Fridays and Saturdays.
- ii. Tonya Tilman with Brooksteele Property is the Applicant. She spoke and took questions.
- 1- Brooksteele is a family business that is locally owned. They take pride in their business and want it to add value to the neighborhood.
  - 2- Their plan for the event center is to rent it out for happy occasions like weddings, anniversaries and reunions. They would not allow concerts.
  - 3- They are cleaning up the property by removing 100+ old tires, eliminating mold inside the house, and fixing the roof and fencing.
  - 4- There is already Light Commercial Zoning just 140 feet from the site.
  - 5- The neighborhood already has heavy traffic.
  - 6- Ashlie Brockleman asked for clarification on which property was already Light Commercial. Eryn Ebach-Freund pointed out a parcel that had the potential to be developed with another parcel as Light Commercial.
  - 7- Man in the audience asked how many acres the site is. Applicant said the lot is less than 20 acres. That's why she's requesting a Conditional Use permit.
  - 8- Tony Martinez asked if the Conditional Use permit is denied, what will the Applicant do with the property then? Applicant wasn't sure, said she will re-evaluate what to do with the land.
  - 9- Man in audience asked Applicant why she doesn't start an event center in Peck where she lives. Applicant said the Haysville location works better for her plans and would add value to the area. Same man stood up, said he and other residents moved to the country for the peace and quiet. Applicant said there is already noise and traffic in the area.
  - 10- Man in audience asked what provisions she has made if someone gets drunk and drives through his fence and injures his animals. He also asked how this could affect his property values. Applicant said she doesn't think a nice business would jeopardize home values, and every home owner is responsible for possible accidents and risks on their property.
  - 11- Man asked if Applicant would hire security at events. Applicant said she is considering it.
  - 12- Woman asked how large the events could get and whether Applicant would be on site during setup. Applicant said there

would not be concerts or a stage set up. She is considering hiring one person to supervise setup and security.

- 13- Man asked about the capacity and overflow for the event center. Applicant said that would be determined by the fire department/inspectors, and she would follow their rules.
- iii. Residents went to the podium and had three minutes to speak about the Conditional Use permit.
  - 1- Jeff Harris lives at 7849 S. Hydraulic Court. He is worried about traffic at 79<sup>th</sup> and Hydraulic, parking problems and water drainage.
  - 2- James lives directly east of the lot in question. He needs the quiet because he is a combat veteran who avoids noise and crowds. He worries about a drunk guest at the event center coming onto his property.
  - 3- Gerald Saville (sp?) lives on Hydraulic Court. He doesn't understand why a 1.3 acre lot could qualify for special zoning.
  - 4- April Mitchell lives at 1500 E. 78<sup>th</sup> South. She is pro-business, but she worries about unintended consequences if the Applicant later sells the land after it's been re-zoned. Eryn Ebach-Freund said the Conditional Use zoning would remain.
  - 5- Kelly Wiseman and husband Richard live at 1511 E. 78<sup>th</sup> Street South. She believes an event center would drop her property value by \$28K, based on her experience as a realtor. With 100 houses in the area, she estimates a total loss of \$2.5 million in property value. Kelly also worries about the safety of kids in the area if traffic increases. She tried to buy the property herself to make it a residence, not a business.
- iv. Tony made a motion to support the MAPC recommendation to deny the Applicant's request for a Conditional Use permit. Tabitha Lehman seconded the motion. It passed unanimously.

**b. Presentation by Christine Steward, Sedgwick County Deputy Health Director**

- i. Sedgwick County Health Department (SCHD) is addressing concerns about monkeypox because of a worldwide outbreak.
  - 1- Monkeypox is in the same virus family as smallpox. It is generally mild and rarely fatal.
  - 2- The first outbreak in the U.S. was in 2003, with 47 cases in 6 states. Animals being shipped from Ghana infected prairie dogs sold in the U.S. as pets.
  - 3- 25,000 cases now in the U.S. with 19 cases in Kansas and 6 in Sedgwick County. Most infections involve gay men.
  - 4- Monkeypox is transmitted skin to skin or close contact with personal items, like bedding.
  - 5- TPOXX vaccine treats the rash. Supply is limited to those exposed within 4 – 14 days and to people at high risk, including gay and trans men.

- 6- Prevention measures include education in the schools, public health messages to LGBTQ community, and vaccination of high risk people. SCHD vaccinated 100 people at recent PRIDE festival.
- ii. COVID-19 cases are dropping in Sedgwick County.
  - 1- In July, SCHD reported 950 new cases/week. Now, infection rate has fallen to 300 new cases/week.
  - 2- Positive test rate is unclear because more people are testing at home and not reporting results.
  - 3- Martha Pint asked if SCHD wants home test results reported. Chris Steward said yes, it is not required but test results can be reported online to SCHD.
  - 4- Bivalent boosters now offer more protection against current COVID-19 variants. Chris Steward expects the booster to become an annual shot, similar to the flu shot.
  - 5- Bivalent boosters are now available to people 12+ who had last shot 2 months ago. Soon, everyone 5+ will be eligible to get the booster.
  - 6- Martha Pint asked if it's safe to get the COVID booster and flu shot at the same time. Chris Steward said yes, one shot is given in each arm.
  - 7- Tony Martinez asked what we know about long COVID? Chris Steward said research is underway, but long-term effects of COVID are not clear yet. Dr. Garold Minns reads a lot of articles to learn more.

**c. Discussion of Future Agenda Items by Stephanie Birmingham, Strategic Communications**

- i. November's regular CAB meeting had to be rescheduled to 11/1/2022 because of the general election on 11/8/2022. The meeting at 6 p.m. will be held in the basement conference room of the Public Works building at 1144 S. Seneca. Retiring Director Jim Weber will give a presentation.
- ii. The Sedgwick County Zoo is working to set up a tour for CAB members in December or January.
- iii. Martha Pint asked for other ideas for presenters, and Gage Hunt suggested a talk on the Row offices – Register of Deeds and Treasurer.
- iv. CAB members discussed asking Angela Caudillo, Election Commissioner, to speak in January or later.
- v. Sarah Lopez suggested inviting Steve Stonehouse from Corrections to give a department overview and talk about JIAC changes.

**6. Other**

- a. Nikki Helms asked for an update on a southside HealthCore facility. Sarah Lopez said the project has secured tax credits. The architectural drawings are done, and the facility will cost about \$30 million.
- b. Sarah Lopez confirmed that Gage Hunt will be sworn in as a District 2 CAB member at the next BoCC meeting. That leaves one open spot on the board, and Martha Pint knows someone who might be interested.

**7. Adjournment**

- a. The meeting was adjourned at 7:38 p.m.