



District 3 Citizens Advisory Board Meeting Minutes

Feb. 3, 2025 | 7 p.m.
Goddard District Conference Center
315 S. Main, Goddard

Board Members in Attendance: Joe Brown, Cameron Dawson, Patrick Gaughan, Connor Glenn, Josef Hamilton, Mike Hill, Jaime Kissinger, Jeff Longwell, Kevin McWhorter, Johanna Pfaff

County Representatives: Commissioner Stephanie Wise, Chief Deputy County Clerk Angela John, Deputy County Counselor Kirk Sponsel, MAPD Philip Zevenbergen

1. ORDER OF BUSINESS

- a. Call to Order – Commissioner Stephanie Wise
 - i. Commissioner Stephanie Wise called the meeting to order at 7:02 p.m.
- b. Swearing-In of Board Members – Chief Deputy County Clerk Angela John
 - i. Members who had not already completed their Oath of Office and signed paperwork accordingly.
- c. Welcome & Bylaws Overview – Commissioner Stephanie Wise
 - i. Commissioner Wise reviewed the purpose of the board, her vision and the bylaws in place.
- d. KOMA Overview – Deputy County Counselor Kirk Sponsel
 - i. Mr. Sponsel reviewed the Kansas Open Meetings Act with members.
 1. Patrick Gaughan and Jamie Kissinger both had questions on quorum.

2. PUBLIC AGENDA

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
 - i. None

3. NEW BUSINESS

- a. Zoning Process – Philip Zevenbergen, MAPD
 - i. Mr. Zevenbergen reviewed the zoning process as it happens through the Metropolitan Area Planning Department from application to publish or denial.
 - ii.
- b. CON2024-00270 – Philip Zevenbergen, MAPD
 - i. APPLICANT: Clint and Stacy DeVore; Jeffery and Kathy Grace (Applicants) / Garber Surveying (Agent)
 1. REQUEST: Conditional Use to permit private Airstrip
 2. CURRENT ZONING: RR Rural Residential District
 3. LOCATION: On the south side of West 39th Street South and approximately 750 east of South 391st Street West
 4. PROPOSED USE: Private Airstrip
 5. RECOMMENDATION: Denial
 - ii. Patrick Gaughan asked if the length is equal to a section.
 1. Philip Zevenbergen shared it is just over 2,500 ft., so ½ section.
 - iii. Jaime Kissinger asked how high lighting needed to be.
 1. Philip Zevenbergen clarified that the airway is not required to be list, which falls into not being able to be used at night.

- iv. Joe Brown asked if there would be an allowance for flight training as a business.
 - 1. Philip Zevenbergen believed that it could be possible under a home occupation, but needed to get clarification.
- v. Kevin McWhorter asked if MAPD had someone who served as a zoning administrator.
 - 1. Philip Zevenbergen shared they do.
- vi. Kevin McWhorter asked what protects homeowners from those who break the rules.
 - 1. Philip Zevenbergen shared that it would be governed by the FAA and zoning.
- vii. Joe Brown asked about the rules on bulk fuel storage.
 - 1. Philip Zevenbergen shared, that like a farm operation, the homeowner may have some fuel storage on site, but not necessarily enough to fuel others.
- viii. Patrick Gaughan asked if it was required for the power lines to have water wings.
 - 1. Philip Zevenbergen said yes.
- ix. Kevin McWhorter asked if solar had come up during this process.
 - 1. Philip Zevenbergen shared that the City of Cheney had not brought it up.
- x. Applicant had the opportunity to make comments.
 - 1. Cameron Dawson asked if there were restrictions that governed lighting in the future.
 - a. Applicant answered no.
 - 2. Kevin McWhorter asked if there was a plan for homeowner covenants to cover lighting concerns.
 - a. Applicant answered that could be an option.
 - 3. Jaime Kissinger asked if the purpose of this airstrip was for leisure.
 - a. Applicant answered yes.
 - 4. Commissioner Wise asked if all the lots in the subdivision were sold.
 - a. Applicant answered no.
 - 5. Patrick Gaughan asked if there was any negative opposition.
 - a. Applicant answered no, that he was not aware of any.
- xi. Jeff Longwell asked what the City of Cheney voted.
 - 1. Philip Zevenbergen clarified that the City of Cheney voted to approve 9-0.
- xii. Kevin McWhorter asked what the covenants say about changing rules in the future to protect property owners.
 - 1. Applicant shared he plans to work with the developers and legal representation to make sure it's fair.
- xiii. Joe Brown asked for a review of why MAPD staff recommended denial.
 - 1. Philip Zevenbergen explained that MAPD typically takes a cautious approach and felt that it could deter or deny development restrictions if someone wanted to develop in the area.
- xiv. Jeff Longwell asked if the applicant was open for the CAB to a convenient recommendation.
 - 1. Applicant said he was open to it, but also planned on including covenants in the development process.
- xv. Jeff Longwell motioned to approve the conditional use with restrictions on lighting and staff recommendations, and Cameron Dawson seconded. **The D3 CAB approved the zoning case with a vote of 10-0.**

4. BOARD AGENDA

- a. Commissioner Wise held discussion on the following topics:
 - i. Meeting days and time
 - 1. The CAB decided to transition their monthly meetings to the second Tuesday of the month, meeting at 7 p.m.

5. ADJOURNMENT

- a. The meeting was adjourned at 8:53 p.m.

*The next Citizens Advisory Board Meeting will be **Tuesday, March 11, 2025, 7 p.m.**,
at Goddard School Conference Center, 315 S. Main, Goddard, KS.*