



## District 3 Citizens Advisory Board Meeting Minutes

June 10, 2025 | 7 p.m.  
Goddard USD 265 District Office  
201 S. Main, Goddard

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

**County Representatives:** Commissioner Stephanie Wise, MAPD Division Manager Philip Zevenbergen

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### **1. ORDER OF BUSINESS**

- a. Call to Order – Chair Jeff Longwell
  - i. Chair Jeff Longwell called the meeting to order at 7:02 p.m.
  - ii. Mike Hill motioned to approve meeting minutes from May 13, 2025, and Cameron Dawson seconded. **The D3 CAB approved the meeting minutes with a vote of 10-0.**

### **2. PUBLIC AGENDA**

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
  - i. No comments.

### **3. NEW BUSINESS**

- a. CON2025-00075 – MAPD Senior Planner Brad Eatherly
  - i. APPLICANT: Tara Jost (Applicant)
    - 1. REQUEST: Conditional Use to permit an Accessory Apartment
    - 2. CURRENT ZONING: SF-20 Single-Family Residential District
    - 3. LOCATION: Generally located within one-quarter mile east of South 135th Street West and within one-half mile south of West 31st Street South (13241 West 35th Circle South)
    - 4. PROPOSED USE: Accessory Apartment
    - 5. RECOMMENDATION: Approval with conditions
  - ii. Jamie Kissinger asked if this was revenue-based.
    - 1. Brad Eatherly was unsure because the zoning process does not differentiate or regulate.
  - iii. Joe Brown asked if there was emergency access during all types of weather.
    - 1. Brad Eatherly confirmed that there is via a paved driveway.
  - iv. A question from the public was asked about the address number and what it would be.
    - 1. Brad Eatherly was unsure as that process goes through MABCD.
  - v. Jamie Kissinger asked if the structure will match the house.
    - 1. Brad Eatherly confirmed it would and it is part of the conditions.
  - vi. Jamie Kissinger asked if there had been any conversation with the neighbors.
    - 1. Brad Eatherly reviewed the protest opportunity in the zoning process, which includes notices to those who live within a 1,000-foot area around the subject property.
  - vii. Joe Brown asked about the three-foot setback from the property line.
    - 1. Brad Eatherly shared that because of the accessory designation, anything in the back half of the lot can be three feet from the property line, as written in the Unified Zoning Code.

- viii. Cameron Dawson motioned to approve with conditions, and Patrick Gaughan seconded.  
**The D3 CAB approved the zoning case with a vote of 10-0.**
- b. CON2025-00076 – MAPD Senior Planner Brad Eatherly
  - i. APPLICANT: John C. & Audrey Roberts (Applicants)/Paul Gray Homes, LLC (Agent)
    - 1. REQUEST: Conditional Use to permit an Accessory Apartment
    - 2. CURRENT ZONING: SF-20 Single-Family Residential District
    - 3. LOCATION: Generally located within one-half mile east of North 167th Street West and within one-half mile north of West Maple Street (16011 West Shade Street).
    - 4. PROPOSED USE: Accessory Apartment
    - 5. RECOMMENDATION: Approval with conditions
  - ii. Jamie Kissinger asked if this was one apartment.
    - 1. Brad Eatherly confirmed this request was for one dwelling unit.
  - iii. Josef Hamilton motioned to approve with conditions, and Jamie Kissinger seconded.  
**The D3 CAB approved the zoning case with a vote of 10-0.**

#### **4. BOARD AGENDA**

- a. Commissioner Wise discussed the following topics:
  - i. Another new baby elephant was welcomed at the Sedgwick County Zoo
  - ii. The Budget Simulator results were reviewed with Commission at the June 3, 2025, Staff Meeting.
  - iii. Road construction on 167<sup>th</sup> Street W. at 21<sup>st</sup> Street and Central Ave.
    - 1. Jamie Kissinger asked about roundabouts and why they are an option for these intersections.
    - 2. Commissioner Wise shared that roundabouts have a reduction of points of potential contact.
  - iv. County Manager will release his recommended budget on July 9.
- b. Jaime Kissinger asked when we would be discussing the strategic plan items, including what was proposed by Joe Brown.
  - i. Chair Jeff Longwell said it will be discussed at a future meeting.
- c. Patrick Gaughan asked if a federal grant update could be presented to the CAB.
- d. Jaime Kissinger asked for an update on collaborative services.
  - i. Commissioner Wise shared the discussion from the April 29, 2025, En Banc with the City of Wichita that included:
    - 1. Opioid Settlement funds strategic plan finished and the Coalition to support the work will be established
    - 2. Parks Masterplan will be conducted together
- e. Jamie Kissinger commented a positive about the recent rain is the bike paths are clean of debris.

#### **5. ADJOURNMENT**

- a. The meeting adjourned at 7:29 p.m.

*The next Citizens Advisory Board Meeting will be **Tuesday, June 10, 2025, 7 p.m.,**  
at Goddard District Conference Center, 315 S. Main, Goddard, KS.*