



District 3 Citizens Advisory Board Meeting Minutes

Sept. 9, 2025 | 7 p.m.
Goddard District Conference Center
315 S. Main, Goddard

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

County Representatives: Commissioner Stephanie Wise, Register of Deeds Chief Deputy Kenly Zehring, MAPD Division Manager Philip Zevenbergen

1. ORDER OF BUSINESS

- a. Call to Order – Chair Jeff Longwell
 - i. Chair Jeff Longwell called the meeting to order at 7:00 p.m.
 - ii. Joe Brown motioned to approve meeting minutes from July 29, 2025, and Johanna Pfaff 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. Register of Deeds Property Fraud Alert – Chief Deputy Kenly Zehring
 1. Chief Deputy Kenly Zehring gave an update on Register of Deed operations, including the transition to a new Property Fraud Alert solution.
 - a. Jeff Longwell asked if the service would give guidance if fraud occurred.
 - i. Chief Deputy Kenly Zehring shared it's recommended to call the Register of Deeds Office and they can help you with the next steps.
 - b. Kevin McWhorter asked if documents have to be notarized.
 - i. Chief Deputy Kenly Zehring shared that, yes documents have to be notarized, but many times notaries are unaware that their notoriety has been used.
- b. CON2025-00096 – MAPD Division Manager Philip Zevenbergen
 - i. APPLICANT: Jeffrey J. and Josie L. Heiman (Applicants)
 1. REQUEST: Conditional Use to permit an Accessory Apartment
 2. CURRENT ZONING: RR Rural Residential District
 3. LOCATION: Generally located on the east side of South 167th Street West, within one mile north of West Pawnee Avenue (1924 South 167th Street West)
 4. PROPOSED USE: Accessory Apartment
 5. RECOMMENDATION: Approve with conditions
 - ii. Patrick Gaughan asked what an existing accessory structure.
 1. Philip Zevenbergen shared that a structure is a barn and dwelling/apartment is for living.
 - iii. Joe Brown asked about emergency vehicle access.
 1. Philip Zevenbergen stated that this is addressed during building permitting with a fire review.
 - iv. Jaime Kissinger asked who pays for it.

1. Philip Zevenbergen stated that all site improvements are at the expense of the applicants.
- v. Cameron Dawson motioned to approve with conditions, and Joe Brown seconded. **The D3 CAB approved the zoning case with a vote of 10-0.**
- c. CON2025-00098 – MAPD Division Manager Philip Zevenbergen
 - i. APPLICANT: Cody and Vanessa Wishon (Applicants)
 1. REQUEST: Conditional Use to allow an Accessory Apartment
 2. CURRENT ZONING: RR Rural Residential District
 3. LOCATION: Generally located on the north side of West 11th Street North, within one-quarter mile east of North 151st Street West (14870 West 117th Street North)
 4. PROPOSED USE: Accessory Apartment
 5. RECOMMENDATION: Approval with conditions
 - ii. Jeff Longwell asked why this is not done administratively.
 1. Philip Zevenbergen stated that the Advanced Planning Committee will begin the proposal to amend the code change.
 2. Cameron Dawson motioned to approve with conditions, and Kevin McWhorter seconded. **The D3 CAB approved the zoning case with a vote of 10-0.**
- d. CON2025-00106 – MAPD Division Manager Philip Zevenbergen
 - i. APPLICANT: Benjamin and Nicole Mainwaring\Michelle Eagy (Applicants)
 1. REQUEST: Conditional Use to allow an Accessory Apartment
 2. CURRENT ZONING: RR Rural Residential District
 3. LOCATION: Generally located 500 feet south of West 21st Street North and 800 feet west of North 263rd Street West (26555 West 21st Street North)
 4. PROPOSED USE: Accessory Apartment
 5. RECOMMENDATION: Approval with conditions
 - ii. Jeff Longwell noted that the inspection is different.
 - iii. Patrick Gaughan asked if there is a purpose for the invoices.
 1. Philip Zevenbergen said that he doesn't know. There was no explanation and this is a civil matter.
 - iv. Jaime Kissinger asked if the Neighborhood has been contacted.
 1. Philip Zevenbergen shared that this goes to MAPC this week and the radius will be notified.
 - v. Joe Brown asked if this will be rented out to multiple families
 1. Philip Zevenbergen stated that the two dwellings could be rented to two families, but there cannot be more than two dwellings on a site.
 - vi. Joe Brown asked if this will set a precedent for future properties in the area.
 1. Philip Zevenbergen said that this does not pave way for others to have accessory apartments. All applications are reviewed on their own merits.
 - vii. Michael Mitchell asked if there are any concerns with the comments submitted.
 1. Philip Zevenbergen said no as the comments do not reflect the Golden Rules.
 - viii. Cameron Dawson motioned to approve with conditions, and Michael Mitchell seconded. **The D3 CAB approved the zoning case with a vote of 10-0.**
- e. PUD2025-00018 – MAPD Division Manager Philip Zevenbergen
 - i. APPLICANT: Via Christi Regional Medical Center Inc. / Via Christi Hospital Wichita St. Teresa Inc. / Ascension Via Christi Property Services, Inc. (Applicants) / Baughman Company, P.A. (Agent)
 1. REQUEST: Amend the Via Christi-West Campus Planned Unit Development PUD #27
 2. CURRENT ZONING: PUD #27
 3. LOCATION: Generally located on the northeast corner of North 151st Street North and West 21st Street North (14800 West Saint Teresa Street)
 4. PROPOSED USE: All uses in LC Limited Commercial District with some exceptions
 5. RECOMMENDATION: Approve with conditions
 - ii. Joe Brown proposed setbacks for parcels and height for buildings for aviation.

1. Philip Zevenbergen stated that aviation has different rules and it regulated by the FAA.
- iii. Joe Brown asked if the road is a private drive or public right of way.
 1. Philip Zevenbergen stated that the road is currently a public right of way and that is reviewed during platting.
- iv. Kevin McWhorter asked about after the fact monitoring for food establishments.
 1. Philip Zevenbergen said that it would be monitored by code enforcement and reviewed when licenses are applied for.
- v. Jaime Kissinger asked what would be an 80 foot tall structure.
 1. Philip Zevenbergen said that it's zoning to allow up to 80 feet. There is a ratio that applies before you can get up to 80 feet.
- vi. Joe Brown asked about parking lots.
 1. Philip Zevenbergen shared that parking would be inside the parcels and determined when use is established.
- vii. Patrick Gaughan asked about signage.
 1. Philip Zevenbergen stated that signage is regulated in zoning.
- viii. Michael Mitchell motioned to approve with conditions, and Cameron Dawson seconded.

The D3 CAB approved the zoning case with a vote of 10-0.
- f. Upcoming CAB Meeting Dates – Chair Jeff Longwell
 - i. October 14, 2025 – Emergency Communications Tour
 - ii. November 11, 2025 – Regional Forensics Science Center Tour
 - iii. December 9, 2025 – Goddard District Conference Center: Discuss D3 CAB Goals/Purpose

4. BOARD AGENDA

- a. Commissioner Wise discussed the following topics:
 - i. Tours
 1. Patrick Gaughan asked about the KU space opening in the future.
 - a. Commissioner Wise said that they approached the county and there will be more discussion to come.
 2. Patrick Gaughan asked if it would fit/make sense to go into or be near the Biomedical Campus for cost reasons.
 - a. Commissioner Wise said that Commission chose to stay for cost reasons.
 - ii. Administrative Building at Envision Due Diligence ends September 11, 2025.
 1. Joe Brown asked about the parking lot.
 - a. Commissioner Wise stated that the parking lot is to the East, North and purchasing an additional for 180 spots.
 - iii. Parks Master Plan with City of Wichita
 1. Kevin McWhorter asked who owns TRC.
 - a. Commissioner Wise stated that it is County owned.
 2. Jaime Kissinger asked about Northeast Sedgwick County Park.
 - a. Commissioner Wise said to free it up so we can invest.
 - iv. Regional Water Summit.
 1. Will get packet for CAB.
 - v. NW Expressway
 1. October 8, 2025 meeting for Commissioner to attend.
 - vi. Treasurer's/Tag Office.
 - vii. FDI and how we work with volunteer fire forces and community who do and don't opt in to services.
 - viii. Budget Recap
 1. Joe Brown had a Homeless Shelter update.
 2. Joe Brown gave a report about Solid Waste Management.

5. ADJOURNMENT

- a. The meeting adjourned at 8:51 p.m.

*The next Citizens Advisory Board Meeting will be **Oct. 14, 2025, 7 p.m.**
at Goddard District Conference Center, 315 S. Main, Goddard, KS.*