District II Advisory Board Minutes  
June 12, 2017  
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The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20, 2255 S. Greenwich Rd, Wichita KS, 67207. Nine board members, Councilman Meitzner and seven staff were present.

ATTENDANCE

<table>
<thead>
<tr>
<th>Members Present</th>
<th>Staff Present</th>
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<tbody>
<tr>
<td>David Babich</td>
<td>Officer Sandy Mackey, WPD</td>
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<td>Dale Carter</td>
<td>Officer Sam Floyd, WPD</td>
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<td>Angela Clark</td>
<td>Lt. Lawrence Ake, WFD</td>
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<td>Debbie Goseland</td>
<td>Paul Gunzelman, Assistant City Engineer</td>
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<td>Mike Heldstab</td>
<td>Helen Rigdon, Senior Librarian</td>
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<td>Nick Howell</td>
<td>Kathy Morgan, MAPD</td>
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<td>Terri Hutton</td>
<td>Matt Williams, MAPD</td>
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<tr>
<td>Nazir Jesri</td>
<td>Jon Sidwell, Park &amp; Rec</td>
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<tr>
<td>Chris Mullen</td>
<td>Laura Rainwater, Community Services</td>
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<td>Councilman Meitzner</td>
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<table>
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<tr>
<th>Members Absent</th>
<th>Guests</th>
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<tr>
<td>Crystal McDonald</td>
<td>Attached</td>
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<td>Becky Tuttle</td>
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ORDER OF BUSINESS

Call to Order: The meeting was called to order by Dale Carter at 6:31 p.m.
Approval of Agenda for June 12, 2017: Approved 9-0  
Approval of minutes from May 8, 2017: Approved 9-0

Public Agenda

1. Scheduled Items: None

2. Off-Agenda Items:  
     - No more dirt will be hauled from site until after KTA bridge construction is complete.
     - Source of water discoloration is from the shale being disturbed. It will improve.
     - Noise control. HOA trying to contact Westar to plant trees in gaps.

Staff Reports

3. Community Police Report: Officer Sam Floyd, reported.
   - Larcenies down – large batteries and bicycles
   - Two auto thefts – Kellogg & Rock Rd. area - one recovered
   - Residential burglary – Strip mall used clothing store
   - Two robberies – one restaurant (suspect caught) and one gas station (suspects at large)
   - Larceny to autos – 22 incidents – Eight vehicles unlocked and eight broken windows. Backpacks, cash, electronics and identifying documents being taken. Occurrences are mainly at apartment complexes
4. Fire Department Report: Lt. Lawrence Ake, reported.
   - Nine structure fires – 61 resources used
   - 333 medical alarms – 429 resources used
   - 164 service alarms – 273 resources used

5. Park and Recreation Department: Jon Sidwell, Boston Center Supervisor, Park & Rec, reported.
   - Barry’s Crew event in May at Boston Rec – 100+ kids attended
   - Free lunch program being offered in conjunction with USD259 – Monday through Friday, 12:00-12:30 p.m. – currently serving approximately 60 kids per day
   - Specialty Camps at all Rec Centers being offered. Last one day to one week and are theme oriented
   - Boston Pool is open from 1:00 – 6:00 p.m. Monday through Friday
   - Park & Rec has many venues available to rent for private functions

6. Wichita Public Library Report: Helen Rigdon, Senior Librarian, reported.
   - 6/15 – Cable and Cable Alternatives: Which is best for you? @ 6:00 p.m.
   - 6/17 – Take Home Craft @ Comotara – Build a Birdhouse
   - 6/21 – Family movie: Moana @ 3:00 p.m.
   - 6/22 – Storyteller Jo Ho @ 2:30 p.m. For ages 4-11
   - 6/22 – 6/23 – Book sale Central Library
   - 6/26 – Monthly book club @ 1:00 p.m.
   - 6/28 – Teen program @ 2:30 p.m. – Edible Architecture
   - 6/28 – Aussie Funk Jam Workshop – Teens @ 6:30
   - 7/1 – Create a Space @ 3:00 p.m.
   - 7/4 – All branches closed for Independence Day

   - Kellogg/Webb – All traffic has been moved to frontage roads
   - Kellogg/Greenwich – S. frontage road and turnpike bridges being worked
   - Redbud Trail extension – Request for Proposals for design – K96-159th St. – maintain as much tree canopy as possible
   - 143rd from Kellogg to Central – bid opening in August
   - 127th from 13th to 21st – bid opening in July
   - Harry and 127th traffic signal – bids opened and awarded
   - Stryker Ball Field – RFQ going out soon

   Action Taken: Receive and file. APPROVED 9-0

New Business

8. ZON2017-00015: Matt Williams, Associate Planner, MAPD, presented the request for City zone change from SF-5 Single Family to TF-3 Two Family, generally located north of East Douglas Avenue and west of north Ellson Street (11526 E. Douglas Ave.)

   The applicant was not in attendance.
The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns. No concerns were expressed.

After staff presentation by Williams, DAB members had no questions or concerns.

**Action Taken:** Motion made by Mullen to APPROVE the application based on staff recommendations.

**Hutton** seconded.

**MOTION PASSED 9-0**

9. **ZON2017-00020:** Matt Williams, Associate Planner, MAPD, presented the request for City zone change from SF-5 Single-Family Residential to TF-3 Two-Family Residential on property generally located south of East Harry Street and east of South Greenwich Road.

In attendance were Will Clevenger, Ruggles & Bohm, agent for the applicant, and approximately 10 property owners from the Sloan and Willow Creek sub-divisions. Guest list attached.

DAB II Board member, Chris Mullen, recused himself from the case due to possible conflict of interest.

After staff presentations by Matt Williams, Associate Planner, MAPD, Clevenger addressed the Board. He explained that the property has recently been removed from the FEMA floodplain and no plat has been finalized. He said the developer proposes to build 10-15 duplexes.

After presentations, numerous property owners addresses the Board to voice the following concerns

- Traffic congestion on Osie if it is opened to the new development. Osie is only 21 feet wide and can’t handle additional traffic.
- No sidewalks on Osie for pedestrians and children to walk and ride bikes.
- Changes the nature of the neighborhood. Many of them bought their houses based on the dead-end street.
- Do not want a street to run along the east side of Willow Creek development due to traffic noise.
- Flooding issues to Willow Creek if land is developed.
- Property values will decrease with rental properties.
- Do not want to be assessed for road improvements to Osie which would be needed because it can’t handle any more traffic.
- Developer has provided no site plan and has not communicated with Willow Creek about plans
- Applicant has not been a good neighbor to adjacent property owners. Does not maintain the property.
- Applicant owes the City more than $74,000 in back taxes. Why should he be rewarded?

**Action Taken:** Motion made by Nazir Jesri to APPROVE the application with the following conditions:

1. The site shall have no access to Osie St. Only access shall be from E. Harry St.
2. All delinquent property taxes owed by applicant must be paid in full.

Seconded by Mike Heldstab

**MOTION PASSED 6-2-1.** Abstention due to potential conflict of interest.
10. **CUP2017-00021 & ZON2017-00021**: Kathy Morgan, Senior Planner, MAPD, presented the request by R.L and Valerie Smith and KE Miller Engineering, Kirk Miller, Agent for the Applicants, for City CUP Amendment to allow DP-243 in conjunction with zone change from Limited Commercial (LC) to General Commercial (ZON2017-21); generally located southwest of Harry and Greenwich (10939 E. Harry).

Kirk Miller, agent for the applicants, was in attendance.

The DAB heard the request so that adjacent property owners and Wichita residents had an opportunity to express their concerns. No concerns were expressed.

After staff presentation by Kathy Morgan, Senior Planner, MAPD, DAB members had no questions or concerns.

**Action Taken:** Motion made by Nazir Jesri to **APPROVE** the application based on staff recommendations.

Angela Clark seconded.

**MOTION PASSED 9-0**

11. **Updates, Issues and Reports**

**Meitzner** – Amtrak momentum

Meeting adjourned at 8:35 p.m.

**Next Meeting:** The next meeting for District Advisory Board II will be at **6:30 p.m. on Monday, July 10, 2017**, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207.

**Guests:**
Stephany Coffey  
Buck Powell  
James J. Oates, Jr.  
Ed Wagoner  
Karen Wagoner  
Gil Sanborn  
Joyce Sanborn  
Emily Runyan  
Jackie Ennis  
Xuan Quach  
Christine Campbell  
Will Clevenger  
Max Weddle  
Barbara Weddle