

District V Advisory Board
Meeting Minutes
January 07, 2008
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The **District V Advisory Board Meeting** was held at 7 p.m. at the Auburn Hills Golf Course Clubhouse, 443 S. 135th St. W. In attendance were 13 District Advisory Board members, 11 staff and 5 citizens with 4 signing in.

Members Present

Council Member Longwell
David Dennis
Bryan Frye
Joey Ellzey
Mike Hill
Jay Buckmaster
Kelly Watkins
Clarke Sandberg
Logan Fritz- Youth Member
Pat Ream- Alternate

Staff Present

Derrick Slocum, Planning Dept.
Lieutenant Lori Kimrey, Patrol West
Officer Bradley Haught, Community Police
Sergeant Clarke Bolan, Community Police
Martha Sanchez, Community Educator
Megan Buckmaster, Neighborhood Assistant

Members Absent

Dana Brown
Darrell Leffew
Jay Flinn
Mike Bell

Guests

listed on last page

Order of Business

Call To Order

The meeting was called to order at 7:02 p.m.

Motion to approve the minutes from the December 03, 2007 meeting. Motion passed 7-0. *

Motion to approve the agenda for the January 07, 2007 meeting. Motion passed 7-0*

(*Ellzey not in attendance at this time)

Public Agenda

1. Scheduled items

No items

2. Off Agenda items

Paul Weigand, 1141 Denkier, questioned the process or status of the proposed smoking ban.

David Dennis replied that DAB recommendations have been shared with Council.

Don Hamm, 1301 Wassell, commented that he would like to leave the issue as is; no smoking ban. He suggested that instead we mandate smoking signage; smoking or no smoking allowed signs at businesses.

Stephanie Dennis, 6813 Garden Ridge Cir, spoke in support of the smoking ban. She brought up the reality of 3rd hand smoke. She questioned if Council had looked into other state bans such as Arkansas for a compromise to the two sides of the ban.

Action: Receive and file.

Staff Presentations

3. Community Police Report

Sergeant Clarke Bolan, Community Police reported on crime stats on beats: 16, 18, 19, 199. During the Holiday season vehicle larceny was up especially at Town West Mall. Now that the season is over, those stats are down. **Beat 18:** Nothing to report. **Beat 19:** Vandalism in Reflection Ridge. The officers initiated a special assignment. There is a neighborhood meeting on Wednesday, January 16th at 7:00 p.m. in the Clubhouse discussing neighborhood watch program. No arrests have been made. **Beat 199:** Garage door burglaries are down, in fact there were none reported in the month of December.

Councilman Longwell gave sergeant Bolan information from a resident who was concerned with speeding down their street in the Auburn Hills area.

Action: Receive and file.

3. Community Education

Martha Sanchez, Community Educator, Districts 5 and 6, presented on the past present and future of Community education in the city of Wichita and in her Districts. She referred to Community Education information on the City of Wichita website. She reviewed Community Education's mission and goals. She provided several examples of successful topics or events she has conducted: Health fairs, P.A.L.S. (Parents as Leaders), E.S.A.C. (Evergreen Summer Activity Camp) for youth, Family to Family, C.I.P. (Crisis Intervention Program, Elderly programming, and Fathers Make a Difference with USD 259. She asked the DAB to let her know what they think is needed or wanted in District 5. Some of her thoughts were: Healthy Marriages, Life skills, Parenting, Toddler Fit and Fun, Sewing, Family Literacy and Service Learning Projects.

David Dennis asked how many Community Educators served Wichita? **Sanchez** replied 3: serving combined districts: 1 and 2, 3 and 4, 5 and 6.

Pat Ream commented on the value of Community Educators and how much she enjoyed Martha's presentation at Citizens Academy.

Action: Receive and file.

New Business

7. ZON2007-64

Derrick Slocum, Planning Department, reviewed the staff report for ZON2007-64. The applicant requests a zone change on un-zoned property to "LC," Limited Commercial on a 0.4-acre site located east of the east bank along the Wichita-Valley Center Floodway and on the north side of W. Central Ave. The site is about 250-feet east of the crest of the floodway's levee and was just recently sold to the applicant from the City of Wichita. While the City owned the property, it was not zoned and was utilized as a buffer for the floodway. The applicant proposes to market the property for an unspecified commercial use. The property currently is paved for use as a parking lot. The property is surrounded by commercial properties and buffered by "LC" (Limited Commercial) and "GC" (General Commercial) zoning.

Russ Ewy, Baughman Co., Representative for the Applicant, spoke on the request. The owner requests the zone change only to allow sign rights; to erect a sign on the property. There are no plans at this time to build on the property. The applicant requests the recommendation to require platting be removed due to the "no-build" plan. The applicant acknowledges that if in the future whoever has control of the property wants to build they will be required to Plat.

David Dennis asked about the new sign code. Do new signs have to go into "LC" (Limited Commercial) zoned area? **Ewy** responded that the owner would have to meet the same sign codes for "LC" property.

Longwell asked about the floodway requirements. How much of the property is paved? **Ewy** responded that 40-50% of the property is paved. The owner would not be required to provide a drainage plan because of the size: 4/10 of an acre. The requirement is 1 acre. **Slocum** added that the current angle of the property slopes downward towards the ditch so drainage would not be an issue.

Dennis asked about the platting requirements: additional access routes: driveways, turn lanes? **Ewy** responded that there shouldn't be any necessary additional access points but the applicant is willing to provide access control if warranted. **Slocum** added that the southern property liner along Central has an existing access point, which is sufficient.

The motion was made to approve the staff recommendation that the request be APPROVED, subject to platting within one year.

The motion passed 7*-0-1 (*Pat Ream voted in the event that not enough voting DAB members were present for a quorum.) (**Dennis M.A.P.C. abstention vote)**

6. DER2007-13

Derrick Slocum, Planning Department, reviewed the case for DER2007- 13:

Proposed amendment to Art. III Sec. III-C.2.b(1)(b) of the *Wichita-Sedgwick County Unified Zoning Code* (UZC) dealing with off-site signage in nonresidential Community Unit Plans.

Regarding the section requested to be amended: the current language in the UZC regarding off-site signage in CUP's is as follows: (1) Permitted uses and structures. The following uses and structures may be allowed as part of a nonresidential CUP: (b) Signs, provided that no off-site or portable signs shall be permitted. The complete proposed amendment would read as follows: "Signs, provided that no portable signs shall be permitted. No CUP approved prior to January 30, 2008, which does not have specific language approving off-site signs or billboards, shall not allow off-site signs unless a request to allow off-site signs is a CUP amendment submitted to the Planning Department after January 30, 2008, and then approved by the Wichita City Council."

Bryan Frye asked if this amendment request was simply a request for off site signage requests to go through "due process". Slocum responded yes.

Dennis asked whether the current code allowed a request to go to Council? Slocum responded that requests can go to council, but do not go through the full process: DAB, MAPC, BZA.

Joey Ellzey commented on his concern for the underdeveloped areas going through due process procedure. Could they have a better chance at approval because no one is there to speak on behalf of the property?

Longwell commented that this would allow another avenue for these requests rather than going straight to Council.

Dennis commented that this case came before MAPC December 20, 2007 meeting: and the Board voted to approve the re-wording: The following language is what was approved;

Signs, provided that no portable signs shall be permitted. Off-site signs in any community unit plan approved prior to (date of adoption) may be permitted only after an amendment had been reviewed by the MAPC and approved by the appropriate governing body.

The motion was made to deny the request, per the staff recommendation.

The motion passed 6-2 (Ellzey had arrived to complete a quorum)

BOARD AGENDA

Board Updates and Issues

Council Member Longwell: reported on the status of the smoking ban/ issue. The Council has decided to defer and appoint Councilman Longwell and Councilwoman Williams to research and draft a compromise plan. At his time there would be 3 votes for a ban and 4 against. The goal is to come up with a smart compromise that works for Wichita. It will take approximately 2-3 months. **Longwell** encouraged non-ban supporters to re look at their point of view and help Council reach a workable compromise.

Longwell reported that M.A.P.C. (Metropolitan Area Planning Commission) meetings will be televised on City 7.

Longwell mentioned the Interim City Manager appointment of Dr. H. Edward Flentje.

Longwell reminded the Board of the Mayor's State of the City Address on Tuesday, February 15th at 6:00 p.m. at City Hall. He requested the Boards attendance. Those who had not yet responded their attendance could do so through Megan Buckmaster by email.

Bryan Frye questioned the responsibility of repair to turf destruction due to City snow removal trucks along the R.O.W. areas especially on Ridge rd b/t 21st and 29th street. **Joey Ellzey** believed it was up to the H.O.A. to repair. **Megan Buckmaster** would look into and report back to Frye.

Longwell requested that the D.A.B. meeting be changed to a start time of 6:30 p.m. starting in February 2008. No one objected. **Megan Buckmaster** would make the change and post on the website and weekly email distribution.

David Dennis reported on the status of the USD 259 Community Steering Committee that he and Megan Buckmaster served on. He reported that the committee was recommending a Bond issue of between \$340-\$380 million for facility improvements and previous Bond issue rollovers. He noted that if approved by the B.O.E. there would be a special election in the spring.

Action: Receive and file.

Adjournment

With no further business, the meeting adjourned at 8:04 p.m.

Respectfully submitted,
Megan Buckmaster, Neighborhood Assistant

Guests

Ralph Stiffey	2316 S. Cypress
Don Hamm	1301 Wassall
Stephanie Dennis	6813 Garden Ridge Cir
Paul Weigand	1141 Denker