

DISTRICT V ADVISORY BOARD
Minutes
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April 2, 2007
7:00 p.m.

Auburn Hills Golf Course Clubhouse
443 S. 135th West

Nine (9) District Advisory Board Members attended the District V Advisory Board meeting. Also in attendance were nine (9) City staff. Approximately 25 members of the public were present with 16 signing the sign-in sheet.

Members Present

Dave Almes
Bob Bulman
Dave Dennis
Maurice Ediger
Jerry Hoggatt
Andy Johnson
Clarke Sandberg
DeAnn Sullivan
Ann Wellborn

Staff Present

Officer Lori Kimrey-Johnson, Police
Officer Patricia Brock, Police
Officer A.C. Wendel, Police
Officer Thomas Roudebush, Police
Officer R.J. Dulongry, Police
Sgt. Jim Merrick, Police
Sgt. Kevin Mears, Police
Jess McNeely, Planning
Dana Brown, City Manager's Office

Members Absent

John Marker

Guests

Listed on p. 6

Call to Order

District Advisory Board Pro Tem, David Dennis, called the meeting to order at 7:05. He welcomed the public and said they would have the opportunity to speak on any items on the agenda. Other items can be presented during the Public Agenda. He asked that everyone wait until they were asked to speak and to respect another's time while they are speaking.

Dennis then asked for approval of the minutes for March 5, 2007 which were approved 10-0 (Johnson/Almes). The meeting agenda was also approved.

Staff Reports

Community Police Report

Community Police Officer Lori Kimrey-Johnson, Beat 19, presented the District V Police Report. An open traffic complaint is in place for Ridge & Maple intersection. This site is under construction and has currently allows no left turns to prevent further traffic congestion. Officer Woodrow has reported that 186 citations had been given for illegal left-turns at the intersection.

Officer Kimrey-Johnson said Lightning Joes at 6000 S. Holland continues to be a source of problems. Nineteen cases are associated with the club as well as a number of tickets for illegal

parking. Also, Fleming Station at 13th & Maize has continued to be a problem for parking cars for sale. The business owner has signed a complaint due to the number of cars using the lot. Tickets for illegal parking are being written whenever possible but vehicle owners are covering the VIN (vehicle identification number) so sometimes it's unreadable. Officer Haught on Beat 199 has reported two cases of window peeping in the block of 800 block of Bay Country and 100 S. Brownthrush. The activity tends to begin when warm weather arrives.

Hoggatt reported a commercial sign in the easement in the area of Central & 119th. He also said that the traffic light at this intersection doesn't appear to be operating correctly as the green light for southbound vehicles on 119th remains green for a long time before turning green for the northbound.

Pat Ream, 1107 Maus Lane, reported that her mailbox is continually beaten up. She has put up several but they always get destroyed. This will be reported to Officer Haught for follow up.

Paul Tobia, 12102 Ridgepoint, expressed appreciation to Police for how they handled a recent incident in his neighborhood. He said Police were very professional and effective in their manner.

Action: Receive and file

New Business

Animal Control Code Revisions

The item is deferred until the May meeting.

ZON07-07/CON09-07

Jess McNeely, Planning, presented a request to change the zoning from "SF-5", Single Family Residential to "GO," General Office and conditional use request for a bank in "GO," General Office zoning at the general location of east of Maize Road and north of Kellogg (1424 S. Maize Road).

McNeely presented the request for the zone change to build a bank of approximately 50' x 100' in size on two lots. The properties are surrounded by residential area except for a vacant lot located directly south. The vacant lot will be shared with the Quik Trip located south of the vacant lot and used for parking. The access cut out will be placed directly across from Ringer to the west. Quik Trip plans to use part of the vacant lot for a car wash.

McNeely explained that landscape screening is planned with trees placed on the south, east, & north sides and shrubbery on the front, or street side, to be more amenable to the neighborhood. Parking lot lighting will be shielded from the residential areas. Full access onto Maize Road is planned if approved by the Traffic Engineer. Although the subject properties are not shown to be in the floodplain, drainage will need to be addressed when the replatting plan is completed.

Area residents spoke about concerns for drainage and increased run-off; increase to traffic volume and hindrance to the flow of traffic with vehicles making left-turns across Maize Road.

Phil Myer, Baughman Company, said that General Office is the most restrictive zoning for a bank and that is the intention of the application, to build a bank. They have absolutely no problem with doing the replatting. However, developing the plan and carrying it out is expensive so the zoning change process is always conducted first so the applicant knows whether to proceed with the

platting plan for approval. Myer said the drainage engineer for the City is very thorough and will consider the replatting with the size of the inlets on Maize, size of detention ponds, and the systems east and west of the property.

Board Members asked questions about traffic, drainage, other uses with the change to General Office zoning, and landscape/fence screening. They were especially concerned about how the drainage would be handled. They expressed an additional concern for giving a recommendation to approve a request on the basis that certain actions will happen as explained to them, only to find out later that a change might be made which would have affected their approval or disapproval recommendation.

McNeely said he understood the concern for future changes but current policy allows for most administrative adjustments to be approved or disapproved by the Planning Director. Regarding screening, he said the current plan is greater than what is required for "GO." McNeely also said that even though the drainage is currently adequate, the replatting will be an opportunity to improve the drainage conditions. Regardless, current policy requires that it cannot be made any worse than its current condition; that water cannot leave the area any faster than it does now. Regarding the potential of other uses, General Office restrictions would still be the same for height (45'), screening, parking, access, and the uses allowed would include office, school, church, & multi-residence. However, the area is space limited and would be prohibited from uses that would require more parking.

Board moved to recommend approval of the request subject to the conditions of the staff report and the approved platting with drainage approvals be returned to the District V Advisory Board for review (**Hoggatt/Ediger**). **Sullivan** expressed concerns about the process, saying it needs to be improved. **Dennis** said he had concerns for traffic and drainage. **Hoggatt** stated that the City staff had the expertise to handle the request to ensure proper drainage and that left-turns currently exist all over town so he proposed staying with the current motion.

Action: The Board voted 6:3 to recommend approval subject to the staff report conditions and a return report to the DAB when drainage plan is approved.

Auburn Point Strip Center Construction

Jess McNeely, Planning, presented a request for the proposed location of three dumpsters and other changes for the approved Auburn Point site plan. The subject property is generally located east of Dillons, south of Maple and east of 135th Street. He said that a public notice about the change request and a public hearing at the DAB meeting had been sent to area residents so they could use this opportunity to provide public input.

The property was rezoned to Neighborhood Retail in November 2003 and a Protective Overlay placed on it. A pond that was originally approved for the north side was changed to the south side through an Administrative Adjustment approval by the Planning Director in March 2006 as well as reducing the landscape buffer from 20' to 10' with the condition of planting 10-foot evergreens which exceeds the requirement. The current request for changes includes reducing the landscape & wall easement from 20' to 10', using metal materials on the east side of the building, and changing the location of the trash dumpsters as well as omitting the required screening. The Planning Director has requested public input on these changes.

Gary Oborny, managing partner with the applicant, and **Mike Decker, Spangenberg Phillips**, spoke about the change requests and showed a concept drawing of the retail strip. The request for reducing the easement is in exchange for agreeing to plant two times the number of trees required, saying it will be more effective for screening than just grass. Moving the curb area on the north would also provide more effective drainage. Oborny said their request for not enclosing the trash containers would provide more flexibility for moving the dumpsters to the highest user in the strip center such as restaurant and better manage trash disposal. And the landscaping plan would prevent residents from seeing the trash containers. In addition, property management services for the strip will be on site daily to keep the property clean. To prevent noise issues, Waste Management has agreed to pick up the trash between the hours of 8:00 a.m. to 9:00 p.m.

Questions from the **Board** answered by Oborny included the following:

- How fast the trees would grow; the screening will fill in during 3-4 years
- How soon would trees grow above the wall: 8-10 years
- Will the residents be able to see the dumpsters from upper decks or upper windows; yes, they will see them from those points.
- Would the metal panel along the back of the building be noticed; Oborny said the panel is needed for screening mechanical systems on the roof but efface can be placed on the panel to make it look consistent with the other part of the building.

Sandberg asked McNeely what exactly is needed from the DAB to which **McNeely** responded that input is needed on the change requests to the Protective Overlay for screening requirements around dumpsters at ground view and for consistent architecture and materials on all sides of the building.

The public was then given a chance to provide input. Williams Berhens, 381 S. Limuel, said he had several points: 1) the process in Planning when changes are made to the Protective Overlay need to be made public. He also said the website is not updated regularly as the changes for this property were made just recently. 2) Most of the homes to the east are higher than ground view at the dumpster level. 3) Soil is hard clay which will slow the growth of the trees. 4) What is the lighting planned? Oborny said lighting requirement was changed to allow every 40 feet at 9-foot height but the direction is the most important factor. McNeely noted that changes had been made in the parameter to allow the changes.

Joel Ellzey, Maple Dunes Homeowner Association (HOA), asked who received the notices of public hearing to which McNeely said residents to the east and all adjacent property owners. Ellzey said he is most concerned about the issues of trash, drainage, & signage. He explained the drainage would probably go under Maple to their HOA drainage ditch which may require them to increase the size of their detention pond. He said the City is reconstructing a portion of that area to correct drainage issues the HOA has had.

Bill Davison, 335 Limuel Court, said that the grade of the soil where the trees are planted needs to be raised and to take advantage of an existing higher plateau. **Josh Swartz, 339 Limuel Court**, agreed that the plants or trees needed to be planted at a higher level rather than enclosing the dumpsters. **Jerry Edwards, 315 Limuel Court** said the type of tree that is planned for landscaping is spindly at the top and will take at least ten years to reach their maximum height. He also said the dumpsters need to be enclosed.

With the return of the item to the DAB, **Johnson** said that the Protective Overlay has been loosened too much already and the original requirements for the dumpster enclosure and building materials need to remain. **Sullivan** and **Sandberg** agreed. **Bulman** expressed a concern for not seeing the Administrative Adjustments with the changes. He moved to maintain the Protective Overlay for the dumpsters and building materials as originally approved by the Director of Planning. The Board voted 9-0 to support the motion.

Action: Unanimous vote to retain the original requirements of the Protective Overlay for enclosing the dumpsters and using consistent building materials.

Public Agenda

This portion of the agenda provides an opportunity for citizens to present items not shown as part of the regular meeting agenda.

Off-Agenda Items

Dennis Bruner, Park & Recreation Board, introduced himself as the appointee to the Park Board by the late Council Member Bob Martz. Bruner said his term will end in June and he would like to take action on this item at the next Park Board meeting on April 9. He said the Board is supportive of naming a city park or other city facility for Martz and Bruner's selection was Harvest Park due to the work by Martz for improvements scheduled for the Park. He noted that Martz had also served on the Park Board for several years before becoming a council member.

Johnson asked if Bruner had talked to Bob's wife, Sandy Martz, about her preferences to which **Bruner** said no, but he would do that. **Ediger** asked if this item needed to be rushed and said other facilities might be considered also; the Council might be considering others. It was agreed by a DAB majority that support be given for Bruner's request if he agreed to contact Mrs. Martz and received her support for Harvest Park. **Ediger** stated that as a minority, he would prefer postponing the decision.

Bridget Corridoni, Pure and Simple Lifestyle District 5 Coordinator, provided an update on activities for the peer-to-peer program. She told about providing HPB vaccination information, "Abstinence on the Hill" essay contest which will support attendance by three youth to Washington, DC for the event, and a Revolution Conference that included parents and youth tracks. Corridoni further clarified the program did not promote any form of birth control except abstinence and did educate about sexually transmitted diseases. The project is supported by a \$2.1 million federal grant.

A resident of Sandpiper Bay asked DAB Members if they could help obtaining action from the maintenance services to repair certain condition of the units including the windows, plumbing, heating/AC systems, & others for which he presented pictures. However, it was pointed out that this is likely a civil issue between the residents and the owner. The man said he had a meeting with an attorney scheduled; the Board said working with an attorney was probably the best approach and wished him well with resolving the issues.

Action: Receive and file

Board Agenda

Updates, Issues, and Reports

Report on activities, events, or concerns in the neighborhoods and/or District V.

Staff announced that the City Council Meeting on Tuesday April 10th will include swearing in elected officials, a special tribute to Bob Martz, and recognition for DAB V Members appointed by Martz. It was also explained that the term of office for current DAB Members doesn't end until June so the next Council Member may ask the current DAB Members to remain until he has an opportunity to appoint new DAB Members in June.

Staff also reported that the City Policy on speed tables as traffic control devices has not changed from the previous report from Traffic Engineering several years ago. The City Manager supports the opinion of the Public Works Director that the expense of constructing and maintaining speed tables in all neighborhoods would be prohibitive. The best approach currently is to address traffic volume and speeding in neighborhoods through partnering efforts for the City to identify the extent of the problem and the residents to bring attention to the issue of safety for the area residents, asking all to encourage each other to slow down. Other strategies would also be developed if the extent of the issues indicates more than typical conditions for the neighborhood.

Action: Receive and file.

With no further items, the meeting was adjourned at 10:15 p.m.

The next meeting for District Advisory Board V is scheduled at Auburn Hills Clubhouse on **Monday, May 7, 2007 at 7:00 p.m.**, on the regular meeting date of the first Monday of the month.

Respectfully Submitted,

Dana Brown, Neighborhood Assistant
City Council District V

Guests

Betty Ladwig, 400 N. Jaax
Joey Ellzey, 107 S. Maple Dunes. 67235
Janet Elley, 1429 S. Maize Road, 67209
Bill Davidson, 336 Limuel Ct.
Bridgette Corridoni, 6601 W. 34th Street N., 67205
Gary Oborny, 6427 N. 143rd East
Mike Decker, 7840 E. 26th Street
Josh Swartz, 339 S. Limuel Ct., 67235
Paul Tobia, 12102 Ridge Point
Bryan Frye, 3109 Ridge Port, 67205

William Behrens, 3109 Ridge Pt, 67205
Ray Clasen, 11305 Valley High, 67209
Cathy Clasen, 11305 Valley High
Patricia Ream, 1107 Maus Lane, 67212
Jerry Edward, 315 S. Limuel Ct.
Dr Carla Lee, Westlink Neighborhood