

HAYSVILLE PLANNING COMMISSION  
Agenda  
September 27, 2018  
7:00 p.m., Municipal Building, 200 W. Grand

I. Call to Order

II. Roll Call

III. Presentation and Approval of Minutes

A. Minutes of June 14, 2018

IV. New Business

A. Plat – Case #PLAT18-01: Property legally described as THAT PART SE1/4 LYING NELY OF FLDWYCC 73916 & A-29459 EXC E 80 FT FOR RD & EXC TH PT BEG 80 FT W NE COR W 752.29 FT TO NELY LI FLDWY CC 73916 & A 29459 SELY 525.76 FT NELY 567.38 FT N 56.6 FT TO BEG SEC 25-28-1W also known as Bridgeport Baptist Church.

V. Old Business

None

VI. Correspondence and Informational Reading

None

VII. Committee Updates

VIII. Off Agenda

None

IX. Adjournment

Haysville Planning Commission  
Minutes  
June 14, 2018

The regular Planning Commission Meeting was called to order by Vice-Chairperson Bob Wethington at 7:00 p.m. in the Council Chambers, located in the Haysville Municipal Building, 200 W. Grand Avenue.

Those members present: Robert Wethington, Richard Meyer, Clay Randel, Amber Chatwell, Joe Holub, Steve Burden, Planning Secretary – Rose Corby.  
Public in attendance: Bill Hogan, Bo Parsons, Vickie Parsons.

Motion by Randel

Second by Meyer

To accept the minutes May 24, 2018 as corrected.

Wethington yea, Meyer yea, Randel yea, Chatwell yea, Holub yea, Burden yea.

Motion carried

Under New Business

Public Hearing Case #VAC2018-02: That part of the eastern utility easement as platted in the Pear Tree Addition, Haysville, Sedgwick County, Kansas described as LOT 12 BLOCK 2 PEAR TREE ADDITION more commonly known as 333 N. Moy Ct.

Wethington opened the Public Hearing.

No Planning Commissioners had any outside contact regarding this case.

No Planning Commissioners have any conflict of interest in this case.

Planning Commission Secretary stated she received a phone call from the property owner at 731 E. Hemphill Ave. who asked what this case was about.

Planning Commission Secretary provided the staff report. She said that this property was platted in 1979 but final signatures were completed in 1981. She said she had called 811 to establish utility lines within the easement and provided photographs showing two existing windows already on the east side of the property that are very small. In addition, there is a gas meter located on the east side of the primary structure. She said that she had the City Inspector confirm the property lines because she had concerns about the fire hydrant location and it was confirmed that the hydrant is located just outside of the property line in the public right-of-way. There is a water main south of the fire hydrant and a service line runs from the main to the house. There is a gas main in the public right-of-way with a service line to the gas meter. There are no service lines from cable or electric but that there are lines in the easement located on the north side of the property owner. She further added that none of the utilities have any issues with the vacation of this easement but, they wanted to make sure that any costs associated with the movement of any service lines are the responsibility of the property owner. She stated that she has informed the property owner.

She also stated that she spoke with Levi Brewer, Haysville Water Supervisor, and that he got in touch with the previous water supervisor prior to Tony Martinez to confirm that at the time this was platted the plan was to originally put water and sewer in the easement area, similar to the other two Moy Court's but, it had never happened. She also stated that she provided the commissioners copies of the sewer line locations and the existing sewer is located in the utility easement on the north of the property.

Burden asked which way the gas line comes in. Rose said the main gas line runs east/west on Moy Ct. but the service line runs north from the main to the primary structure.

Wethington announced the public comment portion. Bill Hogan approached the podium and stated that he wants to replace the existing escape windows with window wells. He also stated that he does not need to vacate the entire easement and would only need 5' of the easement to complete the task. Burden asked why he is not considering putting the wells on the north side of the property. Hogan explained that they are putting a bedroom on the south east side of the property because the homeowner has three children. The northwest bedroom has a closet running along the north wall and that there is a shed located on the north side that would block any egress. He also stated that with the third bedroom being added the closet would be located on the south side of the property which would prevent the construction of an egress window in that location.

Vickie Parsons approached the podium and stated she was there because she had concerns because she shares an easement with this property and it doesn't sound like this would cause any problems for their property.

Wethington closed the public comment portion.

Wethington opened Commissioner comment portion.

Burden said that he was concerned about allowing this because he feels that window wells can be placed in the back. He stated that he is not for this.

Chatwell asked if there were any existing windows at all from the north side or would they have to be built into the property.

Hogan answered that one of the problems they are running into in regards to putting windows in the front or back is that those houses are built with 2"X8', 2"X10'. The load bearing is all on the front wall, back wall, and center wall. The side walls are real easy to put in the window wells because they are already there and there is no load bearing on that side wall. The trusses and everything runs load bearing front to back which is why this was part of the decision making process.

Meyer said that the report shows the vacate to be 10'X95'. Is this what is being vacated? Rose said that was done before the 811 was finished and that it took forever for 811 to complete their locates. She said that based on the 811 and what the property owner is needing the length can be substantially smaller. Discussion continued in regards to the length of the vacate.

Randel asked if the gas company has no objections to this. Rose said they do not and none of the utility companies have issues with this vacate as long as the property owner is aware they will be responsible for costs associated with moving service lines. She also stated that Sedgwick County Fire Department has no issues with this vacate and are very happy with the proposal of window wells.

Burden asked if they vacated the width of the house only, would that work. Hogan said that he is proposing 5' of the easement only and not the entire easement from the back utility easement to the front setback.

Motion by Burden

Second by Randel

To recommend approval for City Council to approve the vacation of 5' of the existing eastern utility easement from the southern line of the northern utility easement to the front setback line.

Wethington yea, Meyer yea, Randel yea, Chatwell yea, Holub yea, Burden yea.

Motion carried

Under Old Business

There were none

Correspondence and Informational

Reading There were none.

Committee Updates

Rose announced the Haysville Historic Committee's Grand Opening Celebration of the Hometown Market to include Kid's Day activities, Birthday celebration for TJ the horse and lots of shopping from 8 – 11 a.m. this Saturday, June 16, 2018

Off Agenda

There were

none.

Motion by Randel

Second by Burden

To adjourn.

Wethington yea, Meyer yea, Randel yea, Chatwell yea, Holub yea, Burden yea.

Motion carried

The meeting of the Haysville Historic District adjourned at 7:27 PM.



# STAFF REPORT

Haysville, Kansas Planning Commission  
September 27, 2018

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<b><u>CASE NUMBER:</u></b>	PLAT18-01
<b><u>APPLICANT/AGENT:</u></b>	Bridgeport Missionary Baptist Church (owner/applicant)
<b><u>REQUEST:</u></b>	Plat
<b><u>LEGAL DESCRIPTION:</u></b>	THAT PART SE1/4 LYING NELY OF FLDWYCC 73916 & A-29459 EXC E 80 FT FOR RD & EXC TH PT BEG 80 FT W NE COR W 752.29 FT TO NELY LI FLDWY CC 73916 & A 29459 SELY 525.76 FT NELY 567.38 FT N 56.6 FT TO BEG SEC 25-28-1W
<b><u>CURRENT ZONING:</u></b>	Residential, Highest and Best Use (Sedgwick County)
<b><u>SITE SIZE:</u></b>	4.66 Acres
<b><u>LOCATION:</u></b>	West side of S. Meridian, adjoining the Valley Center Floodway on the North side.
<b><u>PROPOSED USE:</u></b>	'A' Single - Family



**BACKGROUND:** This property has been identified in the South Meridian Corridor Plan that identifies this property as being projected to be Mixed Use and Institutional zoning.

**CASE HISTORY:** This property lies within Sedgwick County and the City of Haysville's Area of Influence. Prior to the adoption of the 2016 Flood Insurance Rate Maps (FIRM) this location was Zoned X (Areas determined to be outside the 0.2% annual chance floodplain). With the adoption of the latest FIRM's this area is now Zoned AH (Areas subject to inundation by 1% annual chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone). The property owners brought in 'fill' prior to the 2016 FIRM adoption. At this time, the property owners have applied for a Letter of Map Amendment (LOMA) because the fill has reached a level that may take portions of this property out of the floodplain. Because this property is in the AH zone, 'compensatory storage' is required.

**ADJACENT ZONING AND LAND USE:**

NORTH:	'SF-20'	Single Family
SOUTH:	'RR'	Rural Residential
EAST:	'SF-20 & RR'	Single Family & Rural Residential
WEST:	'SF-20'	Single Family and Valley Center Floodway

**PUBLIC SERVICES:** This site will be serviced by Sedgwick County and fire will be serviced by Sedgwick County Fire Department.

**CONFORMANCE TO PLANS/POLICIES:** The adopted Haysville Comprehensive Plan identifies the site as being located within the City of Haysville's Area of Influence.

# Bridgeport Baptist Church Addition Sedgwick County, Kansas

Part of the SE 1/4, Section 25, Township 28 South, Range 1 West of the 6th. P.M.

State of Kansas )  
County of Sedgwick ) SS

I, Bradley C. Ward, a professional land surveyor in the State of Kansas, do hereby certify that the following described tract of land was surveyed on the 30th day of December, 2016 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief.

### LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 25, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas, lying northeasterly of the floodway condemned in Case No. 73916 and Case No. A-29459, EXCEPT that portion described as follows:

Commencing from the Northeast Corner of the Southeast Quarter of Section 25, Township 28 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence North 89°59'00" West, along the North line of said Quarter, a distance of 80 feet to the point of beginning; thence continuing North 89°59'00" West, along said North line, a distance of 752.29 feet to the Northeasterly line of the Big Ditch Cowskin Floodway, as condemned in Case No. 73916 and Case No. A-29459; thence South 36°58'00" East, along said Northeasterly line, a distance of 525.76 feet; thence North 50°11'22" East, a distance of 567.38 feet to a point 80 feet West of the East line of said Quarter; thence North 00°17'00" East, parallel with said East line, a distance of 56.60 feet to the point of beginning. Said tract contains 203,122 square feet or 4.66 acres. All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Bradley C. Ward, P.S. #920

State of Kansas )  
County of Sedgwick ) SS

Know all men by these presents, that we, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block to be known as Bridgeport Baptist Church Addition, Sedgwick County, Kansas. Access control is hereby shown on the face of the plat. A drainage plan has been developed for the plat and that all rights-of-way, shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. And further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. All abutter's right of access to and from Meridian Avenue is hereby granted to the appropriate governing body as shown on the plat.

By: Bridgeport Missionary Baptist Church

State of Kansas )  
County of Sedgwick ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_

Bridgeport Missionary Baptist Church.

Notary Public

My Commission Expires: \_\_\_\_\_

State of Kansas )  
City of Haysville ) SS

The title evidence of the land included in this plat has been reviewed by me and this plat approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Joshua Pallak, City Attorney

State of Kansas )  
City of Haysville ) SS

This plat of the Bridgeport Baptist Church Addition has been submitted to and approved by the Haysville Planning Commission, Haysville, Kansas, and is hereby transmitted to the City Council of the City of Haysville, Kansas, with the recommendation that such plat be approved as proposed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Haysville Planning Commission

Tim Aziere, Chair

Rosemarie Corby, Secretary

State of Kansas )  
City of Haysville ) SS

This plat approved and all dedications shown hereon, if any, are accepted by the City Council of Haysville, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Bruce Armstrong, Mayor

ATTEST:

Janie Cox, City Clerk

State of Kansas )  
County of Sedgwick ) SS

This plat approved and all dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

David M. Unruh, First District

(SEAL) ATTEST:

Kelly B. Arnold, County Clerk

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Kelly B. Arnold, County Clerk

State of Kansas )  
County of Sedgwick ) SS

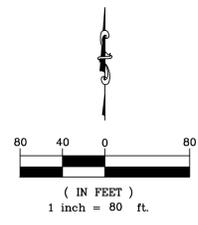
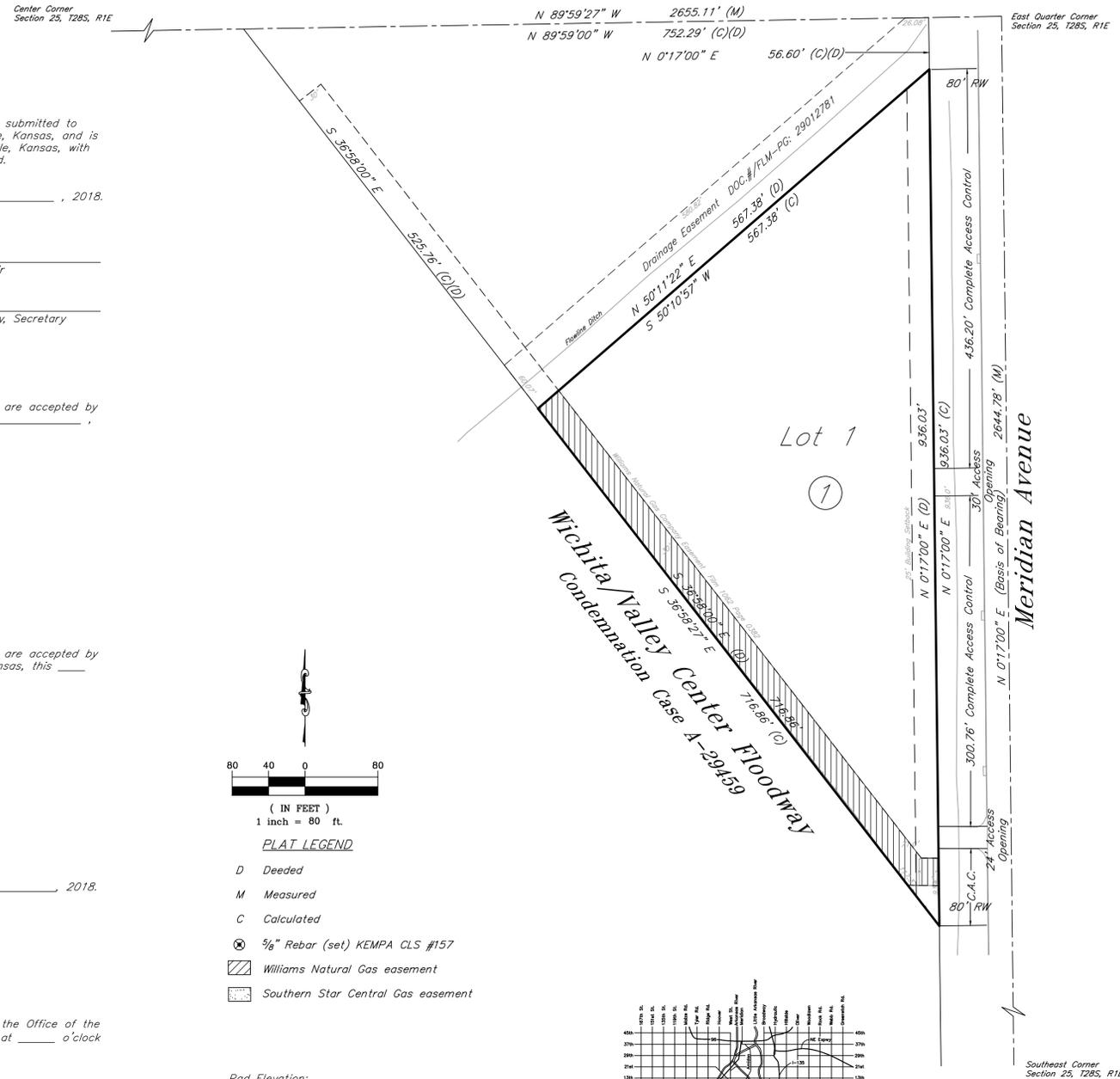
This is to certify that this plat has been filed for record in the Office of the Register of Deeds this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock M; and is duly recorded.

Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

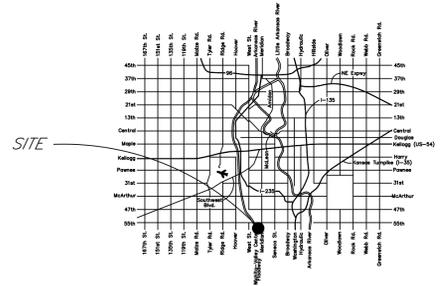
Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas



- PLAT LEGEND**
- D Deeded
  - M Measured
  - C Calculated
  - ⊗ 3/8" Rebar (set) KEMPA CLS #157
  - ▨ Williams Natural Gas easement
  - ☐ Southern Star Central Gas easement

**Pad Elevation:**  
Minimum Pad Elevation is 1275.0 (NAVD88)

- #1  
COW Benchmark at Seneca and 55th St.  
South, northwest corner of intersection,  
southeast corner of traffic signal.  
Elevation=1271.36 NAVD 88
- #2  
X cut on inlet. Approximately 25.3' north and  
27.5' west of quarter section corner.  
Elevation=1272.95 NAVD 88



**LOCATION MAP**  
(For Visual Use Only)

16177\BRIDGEPORT PLAT.dwg Prepared 08/08/18

**KEMILLER**  
ENGINEERING PA  
117 E. Lewis, Wichita, KS 67202 (316)264-0242

# Preliminary Plat Bridgeport Baptist Church Addition Sedgwick County, Kansas

Part of the SE 1/4, Section 25, Township 28 South, Range 1 West of the 6th. P.M.

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County of Sedgwick ) SS

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All easements and rights-of-way within said tract are hereby vacated by virtue of KSA 12-512b as amended.

Bradley C. Ward, P.L.S. #920

State of Kansas )  
County of Sedgwick ) SS

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Notary Public

My Commission Expires: \_\_\_\_\_

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City of Haysville ) SS

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City of Haysville ) SS

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Haysville Planning Commission

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Rosemarie A. Corby, Secretary

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City of Haysville ) SS

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Bruce Armstrong, Mayor

ATTEST:

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David M. Unruh, First District Chairman

(SEAL) ATTEST:

Kelly Arnold County Clerk

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Kelly Arnold County Clerk

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County of Sedgwick ) SS

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Tonya Buckingham, Register of Deeds

Judy J. Paget, Deputy

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Tricia L. Robello, L.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Center Corner  
Section 25, T28S, R1W  
Fd. X on Stone

Owner: Sedgwick County  
Zoned: SF-20 (Single Family)

Wichita Valley Center Floodway  
Wichita Valley Center Floodway Case A-29459



( IN FEET )  
1 inch = 80 ft.

**PLAT LEGEND**

- ⊙ X Cut on Stone (found)
- 1/2" Rebar (found) In Thimble
- ⊗ 3/8" Rebar (set) KEMPA CLS #157
- ▨ Williams Natural Gas easement
- ▩ Southern Star Central Gas easement

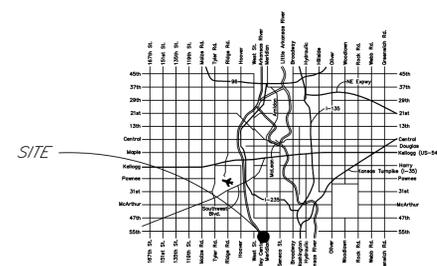
Owner:  
Bridgeport Missionary Baptist Church  
3233 N. Market  
Wichita, Kansas 67219  
316-832-3233

Land Use:  
Proposed use is church.

Minimum Pad Elevation:  
1275.0 (NAVD 88)

#1  
COW Benchmark at Seneca and 55th St.  
South, northwest corner of intersection,  
southeast corner of traffic signal.  
Elevation=1271.36 NAVD 88

#2  
X cut on inlet. Approximately 25.3' north and  
27.5' west of quarter section corner.  
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LOCATION MAP  
(For Visual Use Only)

16177 BRIDGEPORT PRELIM. PLAT.dwg Prepared 08/01/18

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