

HAYSVILLE PLANNING COMMISSION
Agenda
January 24, 2019
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 September 27, 2018
- IV. New Business
 - A. Master Plan Review Calendar
 - B. Closing Calendar
 - C. Historic Designation of Vickers Service Station
- V. Old Business
None
- VI. Correspondence and Informational Reading
None
- VII. Committee Updates
- VIII. Off Agenda
- IX. Adjournment

Haysville Planning Commission
Minutes
September 27, 2018

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

Those members present: Tim Aziere, Bob Wethington, Jason Welch, Debbie Coleman, Clay Randel, Randal Green, Steve Burden, Dawn Stock, Planning Commission Secretary – Rose Corby.
Public in attendance: Kirk Miller of KE Miller Engineering, PA.

Motion by Randel Second by Whethington

To accept the minutes of June 14, 2018.

Aziere abstain, Wethington yea, Welch yea, Coleman abstain, Randel yea, Green yea, Burden yea, Stock yea.

Motion carried

Under New Business

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 25-25-1W also known as Bridgeport Baptist Church.

Rose provided the Staff Report and explained that as the Floodplain Manager she is required to inform them that the property was placed in the floodplain with the adoption of the newest maps of 2016. She explained that the property owners started bringing fill onto the property prior to the adoption but, stopped shy of the adoption date of the new flood maps. She said that because the property is now in the floodplain a Letter of Map Amendment (LOMA) would be required and the property owners have submitted their application to FEMA for the LOMA.

Aziere asked what the drive on the south access is. Rose said that is an existing access point that is shared with the Southern Star Gas Co. Aziere asked how the new drive lines up with the drive across the street. Kirk Miller came to the podium to answer questions. He said that in meetings with the sub-division committee it was agreed to reduce the number of drives to two and to have the second one line up with the drive across the street. Aziere said that one concern he has is that in addition to the fire, water and sewer are not close. Is the intent to plat this to get a building permit and have alternative water and sewer for the next few years? Miller said, yes. Aziere said, we need to discuss how we feel about alternative water and sewer and what the fire department is saying in regards to a fire hydrant. Miller said that the fire department said that we need to have a fire hydrant within 150 feet of the building and that the original drawing showed a much larger building but that due to budget restraints the size of the building has been dramatically reduced. He said that because of this the building will not require a fire hydrant because they can supplement with sprinklers which would meet fire department regulations.

Discussion continued to include Aziere having concerns with how we are going to get water and sewer to the location. The Comprehensive Plan identifies this area as being in the Area of Influence and it will eventually become a part of the city but, getting to the location with water and sewer could pose a problem due to obstacles in the way. Are we ok with alternative water and sewer as a

temporary measure with the idea that temporary could mean 10 or 15 years.

Randel said that with the occupancy planned to be 150 feet a pretty good sized alternative sewer system has a study been done? Miller said the alternative sewer will have to be outside of the floodplain and that it will be a lateral field.

Burden said that he has a vacation home in Missouri at Table Rock Lake and the Corps of Engineers allow people to put those types of injection systems within 50 feet of the lake. He said that he has concerns with the City telling the owners of the property what they can do with their property. The Health Department of the County determines what the requirements are and we should let them do what they want to do within those given amounts whether it is injection, lagoon, etc. Aziere said that is fair enough and that if the county and the city is going to allow them to do a lateral field for as long as we are not able to pick up on their water and sewer then that is maybe not on us. Miller said that he does not think there would be any problems tying in when the city gets there. Burden asked if they have addressed the issue with run-off. Rose said they are required to have compensatory storage. Burden asked if they will have room for the lateral field, compensatory storage, and the building. Miller said yes. Discussion followed to include how compensatory storage is addressed. Burden said he has some concerns about displacing the water to the farm area next door. Miller said it was displaced several years ago. Miller explained that the reason for flooding in that area is the big ditch backing up.

Aziere asked if there were any other questions. There were none.

Motion by Randel

Second by Green

To recommend approval for City Council to approve of the Preliminary and Final Plat of the Bridgeport Baptist Church Addition.

Aziere yea, Wethington yea, Welch yea, Coleman yea, Randel yea, Green yea, Burden yea, Stock yea.

Motion carried

Under Old Business

There were none

Correspondence and Informational Reading

There were none.

Committee Updates

Coleman announced Haysville Forward announced Trick or Treat Main Street will be October 31, WSU Haysville Campus will be tomorrow at 4:00 pm., Gathering at the Gazebo happened in the Historic District and had very good attendance, and Monday evening Council approved of the Architect for the recreation of the Historic Chapel.

Off Agenda

There were none.

Motion by

Coleman

Second by

Wethington

To adjourn.

Aziere yea, Wethington yea, Welch yea, Coleman yea, Randel yea, Green yea, Burden yea, Stock yea.

Motion carried

The meeting of the Haysville Historic District adjourned at 7:13 PM.

2019 Haysville Planning Commission Master Plan Review Calendar

January

Master Plan Review/Closing Calendars

February

TBA

March

TBA

April

TBA

May

Historic Master Plan

June

TBA

July

Election of Officers

August

Zoning Code Update

September

Comprehensive Plan

October

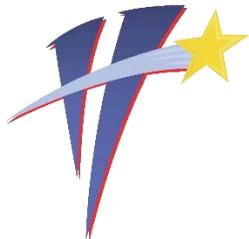
Comprehensive Plan

November

TBA

December

TBA



2019

Haysville Planning Commission Closing Calendar

Submittal Deadline	Publication Date	Planning Commission	City Council
December 28, 2019	January 3	January 24	February 11
January 18	January 24	February 14	February 25
February 1	February 7	February 28	March 11
February 15	February 21	March 14	March 25
March 16	March 7	March 28	April 8
March 15	March 21	April 11	April 22
March 29	April 4	April 25	May 13
April 12	April 18	May 9	May 13
April 26	May 2	May 23	May 28
May 17	May 23	June 13	June 24
May 31	June 6	June 27	July 8
June 14	June 20	July 11	July 22
June 28	July 4	July 25	August 12
July 12	July 18	August 8	August 12
July 26	August 1	August 22	September 9
August 16	August 22	September 12	September 23
August 30	September 5	September 26	October 15
September 13	September 19	October 10	October 15
September 27	October 3	October 24	October 28
October 18	October 24	November 14	November 25
November 15	November 21	December 12	December 30

