

District 4 Citizens Advisory Board Meeting

Minutes

Monday, February 14th, 2022 Zoom Online Meeting

6:00 p.m. Virtually

**Board members in attendance:** Adam Bosworth, Jamie Buster, Ronald L. Colbert Sr., Nalini Fraser, Philip Fraser, Deb Gruver, Nichole Lee, Mark Masterson, Rebecca Osborn

**County representatives and speakers:** Commissioner Lacey Cruse, Philip Zevenbergen

**1. Call to Order**

Chairperson Nalini Fraser called the meeting to order at 6:00 p.m.

A quorum was present.

New Board members were introduced. Mark Masterson was a Sedgwick County employee for 33 years, serving on Juvenile Justice and as the Corrections Director for 20 years. Ronald L. Colbert Sr. is a City Councilman for Valley Center. Rebecca Osborn is a paraprofessional educator and has experience with campaign work.

**2. Meeting Minutes from December 13th (1 minute)**

Jamie Buster made a motion to approve the December 13th minutes. Ronald L. Colbert Sr. seconded the motion. The motion passed unanimously.

**3. Zoning Case 2021-00065 (21 minutes)**

Senior Planner Philip Zevenbergen, MAPD, presented a zone change request taking place in the district. The case is located north and west of the intersection of North Ridge Road and West 45th Street North.

The applicant is requesting two separate zoning districts. The request is for a change from SF-20 Single-Family Residential to MF-18 Multi-Family Residential and OW Office Warehouse. The applicant will develop the OW parcel first and has not yet decided the type of development for the MF-18 parcel.

The applicant has not determined whether the MF-18 district will be a duplex development or apartments. This type of zoning allows 17.4 dwelling units per acre and has off-street parking requirements based on the type of development.

The applicant is proposing a storage facility for the OW parcel. Zevenbergen explained that OW zoning districts permit outdoor storage with the following requirements: Off-street parking spaces cannot be used for storage, the area of outdoor storage cannot exceed the floor area of all buildings on the lot, and items stored outdoors must be screened so that they cannot be seen from ground level view.

Zevenbergen explained that there are compatibility setbacks as the surrounding properties are SF-20 Single-Family Residential. There must be a minimum 25-foot setback and a height maximum of 45 feet. There must be a 6-foot screening fence and the applicant has agreed to 1 tree per 40 linear feet to visually buffer the development.

Zevenbergen explained that the area is depicted as appropriate for new employment in the Community Investments Plan. The zoning request is in conformance with this plan.

Public comment included support for the request and concern over drainage.

Planning Staff unanimously recommended approval of the request subject to Protective Overlay #388 on February 3rd. The request will go to the BOCC for final approval.

Commissioner Lacey Cruse asked if any protest petitions were filed. Philip Zevenbergen answered not yet and that the petition period will end on February 17.

Mark Masterson asked how large the adjacent SF parcels are. Phillip Zevenbergen responded that it depends. The MF-18 parcel is 9.82 acres, the OW is 2.8 acres, and the SF parcels are 2 to 5 acres.

Mark Masterson asked if the Northwest portion of the map is a body of water. Philip Zevenbergen explained that it is a former sand operation that is now a body of water.

Mark Masterson made a motion to approve the staff recommendation for the zoning change. Jamie Buster seconded the motion. The motion passed unanimously.

**4. Officer Elections (2 minutes)**

Chairperson Nalini Fraser opened discussion on officer elections.

Deb Gruver nominated Jamie Buster. Jamie Buster accepted the nomination.

Chairperson Nalini Fraser made a motion for Jamie Buster as the new Chair. Ronald L. Colbert Sr. seconded the motion. The motion passed unanimously.

**4. Discussion of Future Topics (4 minutes)**

Newly elected Chairperson Jamie Buster opened discussion on future topics.

Nalini Fraser asked about on update on the Cedric Lofton Case. Commissioner Lacey Cruse responds that the Taskforce is drafting a letter to the DOJ. The Taskforce is meeting weekly and these meetings are open to the public. Commissioner Lacey Cruse recommended following along with the Taskforce.

Taskforce minutes will be distributed to CAB members and are posted online.

**5. Other Business**

Newly elected Chairperson Jamie Buster made a motion to adjourn the meeting at 7:40 p.m. Nalini Fraser seconded the motion. The motion passed unanimously.

**Next Meeting**

Monday March 14th, 2022 - Will be held over zoom at 6:00 pm.