



District 2 Citizens Advisory Board Meeting Minutes

Tuesday, April 2, 2024 | 6 p.m.
Haysville Community Library
210 S. Hays Ave., Haysville, KS 67060

Board Members in Attendance: Martha Pint, Tony Martinez, Dr. Susan Norton, Cheryl Hill, Gage Hunt, Jessica Atherton, Max Tjaden, Ashlie Brockleman, Tabitha Lehman, Spencer Dean Jr.

County Representatives: Commissioner Sarah Lopez, Christina Reith, MAPD, Dawn Shepler, Mental Health & Substance Abuse Coalition (MHSAC)

1. **Call to Order:**

- a. Martha Pints called the meeting to order at 6:02 pm.

2. **Roll Call:**

- a. Board members identified themselves by saying, "Here."

3. **Approval of Minutes from 3/5/2024:**

- a. Gage Hunt made a motion to approve the March 5 meeting minutes. Tony Martinez seconded the motion. It carried unanimously.

4. **Public Agenda:**

- a. No public comment.

5. **New Business:**

a. **Zoning case CON2024-00011 presented by Christina Reith, MAPD**

1. R E M LLC/Baughman Company wants a conditional use permit for sand/soil extraction and rock crushing on the west side of South West Street, near West 47th Street South, for recycled construction materials to be used for West Street road reconstruction and other projects.
2. Planning staff recommends denial for several reasons, including:
 - a. Additional noise, truck traffic and blowing dust.
 - b. Possible detrimental effects on the welfare of nearby residential properties.
 - c. The requested Conditional Use is not in conformance with the Community Investments Plan.
3. The Metropolitan Area Planning Commission recommended approval.
4. Ashlie Brockleman questioned what the current zoning is. Christina Reith said it's a Light Industrial District.
5. Susan Norton asked about the mining aspect and what happens after 10 years? Christina Reith said the conditional use permit no longer applies so another property owner would have to reapply for it.
6. Jay Cook, the applicant, spoke and said the conditional use permit would only be for 10 years. Afterwards, his company would refill the area so it can be redeveloped.
7. Jay Cook says this site would save taxpayer money by getting concrete materials close to the West Street reconstruction project.
8. Spencer Dean asked what they use to backfill after 10 years. Jay Cook said anything KDHE allows.

9. Tabitha Lehman asked if this conditional use permit is not approved, then what? Jay Cook say the Wildcat Construction Co. would have to get its materials elsewhere.
10. Tony Martinez asked him to describe the rock crushing process. Jay Cook said they would only be allowed to do it 10 times, and the equipment has a dust suppression system.
11. Cheryl Hill asked about noise control. Jay Cook refuted claims that rock crushers are louder than trains, and he said the equipment would be used much less frequently.
12. Jessica Atherton asked how long the project would take. Jay Cook said 5-7 years. They just asked for a 10-year permit to be safe.
13. Gage Hunt asked if a traffic study was done to determine which direction the traffic will be coming? Jay Cook said no, they concluded themselves that traffic will come from the north so a turn lane is unnecessary.
14. Alan Farrington of Wildcat Construction said his company owns the property, and the West Street project will reuse concrete that is broken up. They plan to do 18 days of rock crushing in 2024, and the same in 2025.
15. Susan Norton asked what the company will do if the permit is denied? Alan Farrington said Wildcat will apply for another site.
16. Paul Davis is a resident and a member of DAB 3. He said this is not rock crushing, but concrete crushing, which is louder. He worries about noise and health concerns. Jay Cook responded, saying the noise compares to a train horn, and there is dust suppression on the equipment.
17. Max Tjaden asked if weather can be taken into account. Jay Cook said not really. Crushing has to happen at certain stages.
18. Jessica Atherton asked why, if it's already zoned for rock crushing, is a conditional use permit required. Christina Reith said certain activities require a conditional use permit.
19. On the mining/quarrying aspect, Tabitha Lehman made a motion, and Susan Norton seconded, to accept MAPD's staff recommendation to deny a conditional use permit. It passed 9-1. (Max Tjaden voted no.)
20. On the rock crushing aspect, Tabitha Lehman made a motion, and Ashlie Brockleman seconded, to accept MAPD's staff recommendation to deny the conditional use permit. It passed 9-1. (Max Tjaden voted no.)

b. Zoning case ZON2024-00010 presented by Christina Reith, MAPD

1. William and Kimberly Murrow are the applicants wanting to change zoning on a lot at 8191 South Meridian Avenue from Rural Residential to General Commercial so they can put in a vehicle storage yard.
2. Planning staff recommends denial for several reasons, including:
 - a. The proposal vehicle storage yard exceeds the size permitted by Conditional Use by almost 22 times.
 - b. Major commercial use could detrimentally affect nearby property with noise and light pollution, traffic and unsightly aesthetics.
 - c. The requested zone change is not in conformance with the Community Investments Plan.
 - d. City of Haysville is not in favor of the proposal.

3. Martha Pint asked if it's not a salvage yard, what is it? Christina Reith said it would be used to store boats and RVs. Vehicles must be able to run, so it cannot be a salvage yard.
4. Tony Martinez asked why the City of Haysville does not support this. Christina Reith said she didn't know.
5. Max Tjaden asked if there was a drainage canal by the property. Tony Martinez said no, that's natural.
6. Tabitha Lehman asked what the vote by the MAPC was. Christina Reith said 5-4 in support of the rezoning. Jessica asked why, and Christina Reith said someone thought it was mixed use zoning.
7. Kimberly Murrow who owns the land said she and her husband first built a house on the property and saw the need for boat and RV storage in Haysville. There are only two storage lots in the area, and they're full.
8. Kimberly Murrow said a vehicle storage yard would clean up neighborhoods, and it will be screened. Right now houses are right by businesses so Industrial Use is all over Haysville.
9. Spencer Dean asked if there was a site plan, but Kimberly Murrow said not yet.
10. Cheryl Hill asked how many lots are involved. Kimberly Murrow said initially she and her husband thought they would use three acres, but now they want room for growth. They don't have an exact number of acres in mind yet.
11. Tony Martinez asked if this was the plan when they bought the land. Kimberly Murrow said no, they only planned to build a house. Twins came unexpectedly, and their plans changed.
12. Max Tjaden asked how many vehicles would be stored there, and Kimberly Murrow didn't know.
13. Georgie Carter from the City of Haysville said city leaders oppose this because a residential development is coming within a year. She worries about noise and aesthetics.
14. Tony Martinez asked if the City of Haysville allows RVs to be parked at homes, and Georgie Carter said no.
15. Susan Norton asked if water service is coming for the residential district, and Georgie Carter said yes, eventually.
16. Max Tjaden asked if any area in that stretch is for Heavy Industrial, and Georgie Carter said no.
17. Rob Arneson lives to the north of the site. He worries about increased traffic since people already drive too fast. He also doesn't believe the screening would block RVs from view.
18. Christy Arneson said she worries about light pollution and the flood risk in that area, with leaking gas and oil from vehicles possibly running onto her property.
19. Kimberly Murrow said her house will be in between the storage yard and the Arneson's house and will serve as a barrier. Three lots away, it is already commercial use.
20. Kimberly Murrow also questioned future development in that area, saying Haysville can't grow if they won't sell their property.

21. Tabitha Lehman made a motion, and Jessica Atherton seconded it, to follow MAPD staff's recommendation to deny the zoning request. It passed 9-1. (Gage Hunt voted no.)

c. Presentation by Dawn Shepler, Executive Director of the Mental Health & Substance Abuse Coalition (MHSAC)

1. Their mission is to develop a sustainable, accessible and integrated system of care that serves people with mental health and substance abuse disorders who are in crisis, in order to efficiently and effectively deliver services that create positive outcomes.
2. The MHSAC Coalition formed in 2018 and created a strategic plan in 2019:
 - a. Coordination, Communication, Collaboration
 - b. Access to Care
 - c. Workforce
3. Mental health and substance abuse often involve homelessness.
4. MHSAC created a provider database and community dashboard so different agencies could network and share information.
5. MHSAC is involved in community projects, like the new state behavioral health hospital, the BioMed Campus, COMCARE Crisis expansion and the Multi-Agency Center.
6. Dawn Shepler can be reached at 316-648-7903 or dawn.shepler@wichita.edu.

d. Future Meeting Dates and Agenda Items

1. Stephanie Birmingham said the May 7 meeting cannot be held at the Haysville library because it's a polling place that night for a special election. Instead she booked the conference room at the Ruffin Building. Commissioner Lopez said she would rather hold the meeting at the Public Works Building, so Stephanie agreed to move it.
2. The June 4 CAB meeting is canceled because of a budget forum being held that night at Campus High School. CAB members are encouraged to attend that instead.
3. Meetings will return to the second Tuesday of each month, starting July 9. Dates for the remaining 2024 meetings are:
 - a. Aug. 13
 - b. Sept. 10
 - c. Oct. 8
 - d. Nov. 12
 - e. Dec. 10
4. Laura Rainwater is scheduled to give a presentation at the July meeting.
5. Stephanie Birmingham will invite Elora Forshee to speak in August.

e. Commissioner Update/Other Announcements

1. Sarah Lopez gave an update on the mental health hospital, saying it will bring 300+ jobs to the south side. It's budgeted for 104 beds.
2. Susan Norton asked if the Riverside Hospital site is fully gone. Sarah Lopez said no, but an architect priced it out and found it would cost \$30 million more than the south Wichita location. ARPA money could not be used because the proposed site did not follow strict guidelines for using COVID-related money.

6. Adjournment

- a. The meeting adjourned at 8:10 p.m.