



District 3 Citizens Advisory Board Meeting Agenda

April 1, 2024 | 7 p.m.
Goddard District Conference Center
315 S. Main, Goddard

Board Members in Attendance: Sharon Ailslieger, Joe Brown, Peter Cook, Cameron Dawson, Patrick Gaughan, Janice Manlove, Kevin McWhorter, Michael Mitchell, Stephanie Wise, David Wright

County Representatives: Commissioner David Dennis, Christina Rieth, MAPD

1. ORDER OF BUSINESS

- a. Call to Order – Chair Kevin McWhorter
 - i. Chair Kevin McWhorter called the meeting to order at 7:01 p.m.
- b. Approval of Meeting Minutes – Chair Kevin McWhorter
 - i. Joe Brown motioned to approve meeting minutes from Feb. 5 and March 4, 2024, and Cameron Dawson seconded. **The D3 CAB approved the meeting minutes with a vote of 8-0.**

2. PUBLIC AGENDA

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
 - i. None

3. NEW BUSINESS

- a. ZON2024-00006 – Christina Rieth, MAPD
 - i. APPLICANT: Vision Homes Investment, INC (Applicant)/Baughman Co. (Agent)
 1. REQUEST: SF-20 Single-Family Residential District
 2. CURRENT ZONING: RR Rural Residential District
 3. LOCATION: Generally located on the northeast corner of West 45th Street North and North 167th Street West (Colwich Area of Influence)
 4. PROPOSED USE: Single-family residences
 5. RECOMMENDATION: Approve
 - ii. Patrick Gaughan asked if the recommendation for approval was from staff and MAPC and after a previous deferral.
 1. Christina Rieth replied yes.
 - iii. Janice Manlove asked about a mentioned letter from the Mayor of Colwich.
 1. Christina Rieth and Agent were able to share a copy of the letter.
 - iv. Patrick Gaughan asked if the utilities would be connected to Colwich utilities.
 1. Christina Rieth shared the Agent would be able to answer that question.
 - v. Joe Brown asked what the general nature of the comments was from the public.
 1. Christina Rieth shared that some neighbors were in attendance, but their main concern was housing density and water levels.
 - vi. Applicant comments were made by Baugman Co.
 1. The intention for this zone change is to have single-acre lots and to have onsite septic and sewer. The letter from the Mayor of Colwich is in support of this request. He also shared public comments were concerned about water. They ran water tests and MAPC was pleased with the outcomes.

2. Janice Manlove asked what the cost was for onsite septic and wells.
 - a. The Agent shared it was approximately \$15,000 for septic and \$3-4,000 for a well, which would all be included in the price of the home.
 3. Cameron Dawson asked if there was a discussion about a protective overlay.
 - a. The Agent explained that the county requires one-acre lots for the particular type of sewer/septic system these lots would have.
 4. Cameron Dawson asked if a protective overlay would ease concerns.
 - a. The Agent was unsure about easing concerns, however, it was required for the sewer/septic system to be on a one-acre lot and that kind of serves as the protective overlay. They've also included engineering folks to help ease concerns.
- vii. Public Comment was opened.
1. Monty Montgomery was not in favor of the zoning due to nonconformity.
 2. Robert Halberg was not in favor of the zoning request due to nonconformity on acre lot sizes and water drainage.
 3. Rita Retter was not opposed to the addition but preferred two-acre lots to the single-acre lots proposed.
 4. Randal Bullinger was not opposed to the zoning but would like larger lot sizes to reflect what's already in the area. His concern has been water, drainage and traffic.
 5. Cara Poole was not opposed to the zoning but preferred to keep the area zoned as rural residential with two-acre lot sizes.
 6. Terry Nicholson, Mayor of Colwich, was in favor of the zoning change. She shared that enrollment for Renwick School District is down 50% and that this development is needed for Colwich to grow. She also shared that in order to bring water from Colwich to this development would cost \$900,000.
 - a. Sharon Ailslieger asked if the plan was to bring the development into Colwich and prepare to annex when the time came.
 - i. Mayor Nicholson shared that Colwich is willing to annex this development into the city for the community to continue to grow.
 - b. Joe Brown asked if the city was working with grant programs to get water to the new development.
 - i. Mayor Nicholson shared they are working on grants but is unsure how long it will take.
 - c. Sharon Ailslieger asked where students will attend and if there is room in the schools for them.
 - i. Mayor Nicholson replied that the Renwick School District has room and is ready and willing to welcome these students.
- viii. Kevin McWhorter asked how much of the area was in the flood plain and if FEMA was involved.
1. The Agent shared that the reserve pond was for detention and retention of water and that none of it will have to be built up. They have to give the County a drainage plan during the platting process and will work with FEMA if necessary.
- ix. Kevin McWhorter asked if FEMA and the County require drainage to be discharge-neutral.
1. The Agent shared there isn't a requirement for this, but will be keeping drainage to the current ditches and into reserve.
- x. Patrick Gaughan was unclear how all the houses could be built in the flood plain.
1. The Agent clarified you can build on a flood plain but not in a flood zone.
- xi. Kevin McWhorter asked for confirmation this was in a floodplain and not a floodway.
1. The Agent confirmed it was a floodplain and floodplains can change over time.
- xii. Sharon Ailslieger asked if homeowners would be required to have flood insurance.
1. The Agent confirmed they would and that platting would have engineers reviewing the plans to get this to as exact science as possible.

- xiii. David Wright asked how many feet of drop was across this property.
 - 1. The agent believes approximately 6-8 feet.
- xiv. Christina Rieth clarified that only Conditional Use cases have the option for protective overlays
- xv. The Agent explained their acreage math and that the city as a whole wants to grow. He knew of a recent development that had two-acre lots and the families were complaining about the size.
- xvi. Peter Cook motioned to approve the staff recommendation as presented, and Janice Manlove seconded. **The D3 CAB approved the zoning case with a vote of 7-3.**
- b. Future Meeting Discussion
 - i. There were suggestions to have speakers on groundwater, a trip to the Goddard Fire Station & EMS post and a speaker on county investments.

4. BOARD AGENDA

- a. Members of the CAB had an opportunity to ask questions and/or share updates:
 - i. Michael Mitchell asked what Commissioner Dennis' role was at BoCC meetings regarding zoning cases.
 - 1. Commissioner Dennis explained the process from start to finish and how he learns and hears of information.
 - 2. Kevin McWhorter asked what happens if there is no motion.
 - a. Commissioner Dennis shared that the case died, but CABs all advised their Commissioner on these items. He also shared that the staff needs a decision so a denial motion would be made.
 - ii. Janice Manlove asked for an update on the Presidential Preference Primary and the Election Office.
 - 1. Commissioner Dennis received no feedback that there wasn't enough staff to cover polling locations and that voter turnout was low.
 - iii. Patrick Gaughan asked what the status was on the ability to vote anywhere.
 - 1. Commissioner Dennis shared that it was approved by the legislature, however, the Secretary of State hasn't put it into place and he doesn't anticipate that changing until there is a new Secretary of State.
 - iv. Joe Brown asked for an update on the Mental Health Hospital.
 - 1. Commissioner Dennis shared that the Governor approved the location, however, some people were messing with the process behind the scenes.
 - v. David Wright asked when the legislature closed.
 - 1. Commissioner Dennis shared that the first adjournment would be Friday, April 5.
- b. Commissioner Dennis updated the board on the following topics:
 - i. Recommended all members sign up for Commissioner Newsletters
 - ii. Northwest Expressway
 - iii. Proposed property tax amendment to the constitution in the Legislature
 - iv. Upcoming E-Waste event April 18-20 & 25-27
 - v. Building updates on the Election Office, Emergency Management, COMCARE Crisis Center, Administration Building and Juvenile Corrections Campus.
 - vi. City & County En Banc meeting being held on April 4.

5. ADJOURNMENT

- a. The meeting was adjourned at 9:01 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, May 6, 2024, 7 p.m.,** at Goddard School Conference Center, 315 S. Main, Goddard, KS.*