



## District 3 Citizens Advisory Board Meeting Agenda

May 6, 2024 | 7 p.m.  
Goddard District Conference Center  
315 S. Main, Goddard

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**Board Members in Attendance:** Sharon Ailslieger, Peter Cook, Patrick Gaughan, Carl Losey, Janice Manlove, Kevin McWhorter, Michael Mitchell

**County Representatives:** Commissioner David Dennis, Philip Zevenbergen - MAPD

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### **1. ORDER OF BUSINESS**

- a. Call to Order – Chair Kevin McWhorter
  - i. Chair Kevin McWhorter called the meeting to order at 7:00 p.m.
- b. Approval of Meeting Minutes – Chair Kevin McWhorter
  - i. Patrick Gaughan motioned to approve meeting minutes from April 1, 2024, and Carl Losey seconded. **The D3 CAB approved the meeting minutes with a vote of 7-0.**

### **2. PUBLIC AGENDA**

- a. The public agenda allows members of the public to address the District 3 Citizens Advisory Board.
  - i. City Manager of Goddard Craig Crossette introduced himself and gave an overview of his background and role at the city.

### **3. NEW BUSINESS**

- a. CON2024-00019 – Philip Zevenbergen, MAPD
  - i. APPLICANT: Luna Enterprises-- Epifania and Guillermo Luna (Applicants)
    1. REQUEST: Conditional Use request for an Event Center in the County and Waiver of Supplementary Use Regulations Section III-D.6.nn.(7)
    2. CURRENT ZONING: RR Rural Residential District
    3. LOCATION: Generally located on the east side of North 151st Street West and one-quarter mile south of West 117th Street North (11600 N. 151st Street West)
    4. PROPOSED USE: Event Center in the County
    5. RECOMMENDATION: Denial
  - ii. Patrick Gaughan asked if the property was on Bentley utilities.
    1. Philip Zevenbergen replied they have onsite utilities.
  - iii. Sharon Ailslieger asked how many can occupy the building.
    1. Philip Zevenbergen explained that would be set by the Metropolitan Area Building & Construction Department (MABCD) and the Fire Marshall. However, it is not a large facility.
  - iv. Sharon Ailslieger asked about the noise complaint mentioned in the presentation.
    1. Philip Zevenbergen shared it was a neighbor noise complaint.
  - v. Patrick Gaughan asked how the permit for the location as approved when not up to code.
    1. Philip Zevenbergen shared that it was filed as an accessory structure instead of a commercial structure.
  - vi. Patrick Gaughan asked for clarification on parking.

1. Philip Zevenbergen stated the site plan needs to show how many spaces can be provided and not overflow.
- vii. Janice Manlove asked why the recommendation was for denial.
  1. Philip Zevenbergen replied it was based on the eight reasons listed in the report.
- viii. Applicant Epifania Luna shared the building was built for the family to have events at and get away from the city. Their plan is keep attendance less than 150 people and the insulation of the building significantly minimizes noise.
  1. Sharon Ailslieger asked if there were plans to rent out the building or it would be for personal use.
  2. Philip Zevenbergen answered that because there's not a dwelling on the property, they can rent it out.
- ix. Public Comment was opened.
  1. Amy Kelsey is opposed to conditional use due to traffic congestion, and light & noise pollution. Also noted that she's basing her opposition on another property in the area as an example.
  2. Public Comment was closed.
- x. Sharon Ailslieger asked if someone was looking into the other property complaints.
  1. Philip Zevenbergen shared the county is aware, that the property has been cited, is working with owners and continuing enforcement measures.
- xi. Sharon Ailslieger asked if the county could take action against the issue property.
  1. Philip Zevenbergen stated that if they continue to operate illegally, the county can take legal action.
- xii. Kevin McWhorter asked for clarity on the recommendations.
  1. Philip Zevenbergen reviewed the denial based on eight reasons, but the Advisory Board could make recommendations.
- xiii. Patrick Gaughan asked how the City of Bentley recommended.
  1. Philip Zevenbergen shared Bentley denied the case based on the eight reasons. The Applicant was unable to attend that meeting.
- xiv. Sharon Ailslieger asked if the application was denied and if they'd still be able to use the property for family events.
  1. Philip Zevenbergen clarified they can still have family gatherings, but cannot be classified as an event center.
- xv. Patrick Gaughan asked for clarification of the utilities.
  1. Philip Zevenbergen explained the site has an onsite well and septic. They have paid for electricity to be brought to the building.
- xvi. Michael Mitchell asked the applicant if they had any concerns with the proposed 11 conditions recommended by MAPC.
  1. The applicant did not have any issues.
- xvii. Sharon Ailslieger motioned to approve the conditional use with the staff recommendations as presented, and Carl Losey seconded. **The D3 CAB approved the conditional use case with a vote of 4-3.**

#### **4. BOARD AGENDA**

- a. Members of the CAB had an opportunity to ask questions and/or share updates:
  - i. Patrick Gaughan asked if the county had anything to do with the incoming Beach in Derby.
    1. Commissioner Dennis shared the county had no part in that.
  - ii. Janice Manlove asked about publishing legal notices into papers.
    1. Commissioner Dennis confirmed the county does public legal notices to the Derby Informer. The county rotates regularly and chooses the lowest bidder for their main publications.
  - iii. Kevin McWhorter asked about the road in front of the Eisenhower Campus.
    1. City Manager Craig Crossette shared they were in discussions with County Public Works and City of Wichita about ownership.

2. Kevin also asked about 167<sup>th</sup> & Maple police issues and if there were any discussions on improving the intersection.
  - a. City Manager Craig Crossette said the City of Wichita has that intersection in their CIP plan and is discussing with them.
  - b. Commissioner Dennis mentioned there would be a walking path improvement in that area.
- iv. Patrick Gaughan asked about the status of the South Central Mental Health Hospital.
  1. Commissioner Dennis shared the Governor approved budget authority for a 104 beds building. The City of Wichita has the zoning case on their May 14 agenda. Wichita is also looking at other locations for their Multi Agency Center other than Riverside Hospital.
- v. Patrick Gaughan asked about the Sedgwick County Administration Building.
  1. Commissioner Dennis they are continuing to look and hoping for a decision to be made this summer on next steps.
- vi. Sharon Ailslieger asked for Commissioner Dennis' thoughts on the 2025 budget.
  1. Commissioner Dennis shared the county is looking at a deficit in 2025 and 2026. The Commission is putting its main focus on providing core services.
- b. Commissioner Dennis updated the board on the following topics:
  - i. 2025 Budget Process/Update
  - ii. Wichita Biomedical Campus Groundbreaking on May 8 at 11 a.m.
  - iii. The Downtown Rotary Car Show will take place May 16 at 5 p.m. in the Coleman Parking Lot
  - iv. K96 Association meeting will be on May 16 at the Zoo.
    1. Kevin McWhorter asked City Manager Craig Crossette what the city's position was on the Northwest Bypass.
      - a. Manager Crossette shared he felt it was an important project to keep in the pipeline.
  - v. The Goddard RHID proposal would be on the May 8 BoCC Agenda.

## **5. ADJOURNMENT**

- a. The meeting was adjourned at 8:40 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, July 29, 2024, 7 p.m.,** at Goddard School Conference Center, 315 S. Main, Goddard, KS.*