

Sedgwick County 3rd District

Citizens Advisory Board

Meeting Minutes

February 4th, 2019

Goddard School's Conference Center

7:00 p.m.

ORDER OF BUSINESS

Call to Order – Meeting called to order by Lamont Anderson

Approval of Minutes – Janice Manlove made the motion to approve the minutes. Motion passed unanimously.

PUBLIC AGENDA

None

NEW BUSINESS

Discussion of ZON2018-00052 – Dale Miller, MAPD

Dale briefed the board on an upcoming zoning change hearing for a 78.76 acre-tract. Copies of the site plan and report were distributed to the board. The property is located on the west side of south 151st West approximately ¼ mile north of MacArthur. The area is zoned RR. Applicant wants the zoning changed to SF-20 and intends to develop the property in a manner similar to the Redmond Estates located on the west side of 119th West Street approximately ¼ mile south of 31st Street South. The property is unplatte and no specific proposed plat has been presented.

Michael Dreiling (neighbor) asked how the developer planned to handle storm water. A drainage plan is reviewed and approved as part of the platting process. The general rule is that no more storm water can come off the property than came off before it was developed.

Dreiling asked how disposal of excess concrete was going to be handled. Agent can address this.

Dreiling asked about the purpose meeting on the 7th. That is planning commission hearing on the zone change.

Dreiling asked if the township would be notified of the platting hearing. Yes

Arlene Girrens (neighbor) asked if there were going to be detention ponds and waterways on the property to control storm water. That is not known by MAPD and this time, but that is common. The agent can probably address this more specifically.

Arlene Girrens stated that the farming in the area will be subject to overzealous lawyer filing lawsuits relating to the use of fertilizer and chemicals used on crops.

Arlene asked what part of the road would be paved. The requirement is that the road be paved from the closest paved road (MacArthur) to their first entrance.

Larry Fasbender (neighbor) noted that this is the same developer of the Redman Estates and that development has no detention ponds. It may not be required

Tim Girrens stated that the Redman Estates development does have a storm water problem. His understanding from NCIS is that the developers are not supposed to tear out any of the terrace work, but the developer leveled the ground flat. That is why the neighbors are concerned about water. That will have to be addressed in the plat.

Tim Girrens expressed concern about potential traffic accidents at MacArthur and 151st. He noticed an increase in accidents at other recently paved intersections. The county traffic engineer will review those issues as part of the platting process.

Phil Meyer (Agent for the applicant) briefed the board on some of the plans for development:

- Plan for one acre lots due to sewage capacity limitations.
- Same style as Redman Estates.
- The current zone allows for 2 acres lots and it is the developer's intention to develop 2 acre lots if the zoning change is denied.
- The developer does intend to pave from MacArthur to their first entrance, but does not yet know how far that will be.
- There are new storm water drainage requirements that were not in place when Redman Estates was developed.
- Excess concrete should be disposed of properly. If not, it is a code violation that can be reported to MABCD.

Manlove asked if the development will have one or two entrances. The fire department will probably require two.

Wright asked if the plat process would still be required if zoning change is denied. Yes.

Wright asked if this board would have a chance to review the plat. No, that process starts at the subdivision committee.

Arlene Girrens asked about the gas line and fiber optics running under the development site. Those carry an easement and will be reviewed during the platting process.

Tim Girrens asked how many houses they plan to build. Approximately 65-70.

Tim Girrens asked if SCFD1 could support all the new development in the area. WFD and SCFD1 both have seats on the subdivision committee.

Ailslieger asked what the plan was for sewage. The developer will use a county-approved alternative non septic system. Tim Girrens expressed concern since the neighbors are on well water.

McWhoter moved that the board approve the zoning change. Motion was seconded by Wright. Motion passed 9-1