

**EXCERPT MINUTES OF THE JANUARY 10, 2013 WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING COMMISSION HEARING**

**Case No.: ZON2012-34** – Duling Family Investments, c/o Rob Duling (owner); JBL, Inc., c/o Jeff Lange (applicant) and Baughman Company, PA, c/o Phil Meyer (agent) request County zone change request from SF-20 Single-family Residential ("SF 20") to LI Limited Industrial ("LI") on 30.3 acres on property described as:

The North Half of the South Half of the Northwest Quarter of Section 13, Township 28 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas, EXCEPT that part platted as Duling Industrial Addition, Sedgwick County, Kansas, and EXCEPT that part platted as Duling-Kolar Addition to Sedgwick County, Kansas.

**BILL LONGNECKER**, Planning Staff presented the Staff Report. He referred to the e-mail from the property owner to the north expressing his concerns about the proposed zoning change. He referred to the PO on the property and made the following changes: Delete the last 2 lines in provision #1 and on Page 4, provision #6 should read 50-foot (instead of 100-foot) with setbacks for all outdoor storage areas along the north and east property lines and a 35-foot setback for all non-residential buildings on the north and east property lines. He added an additional provision which was no overhead doors or loading docks within 200 feet of residential zoning.

**G. SHERMAN** asked if staff responded to the e-mail.

**LONGNECKER** said both Planning Staff and the agent responded to the e-mail and there have been several exchanges of correspondence and conversations between the parties.

**RUSS EWY, BAUGHMAN COMPANY, AGENT FOR THE APPLICANT** said staff did a good job explaining the changes and additions to the PO that occurred within the last 48-hours after visiting with the property owner to the north. He said they had initially requested a zero setback for self-storage use; however, the neighbor did not agree so they removed that from the request. He said the PO as revised by staff was acceptable to them.

**DENNIS** verified that the agent and applicant were in agreement with the revised Staff recommendations.

**EWY** said yes.

**MOTION:** To approve subject to staff recommendation.

**FOSTER** moved, **MCKAY** seconded the motion, and it carried (9-0-1). **JOHNSON** – Abstained.