

1-22-15 MAPC

HAND OUT

ITEM #1

Crockett, Maryann

From: Aaron Pauly <asap@sktc.net>
Sent: Wednesday, January 21, 2015 11:38 AM
To: matt@mattgoolsby.com; Crockett, Maryann
Subject: Fwd: Rustic Timber protest letter, county planning committee meeting 1-22-2015
Attachments: stroupe evidence 006.JPG; stroupe evidence 008.JPG; stroupe evidence 002.JPG; photo(21).JPG; photo(6).JPG; photo(2).JPG; photo(23).JPG

----- Forwarded message -----

From: Aaron Pauly <asap@sktc.net>
Date: Tue, Jan 20, 2015 at 10:57 PM
Subject: Rustic Timber protest letter, county planning committee meeting 1-22-2015
To: drsherman7@gmail.com, bill@thebillguy.com, matt@mattgoolsby.com, dtdennis@swbell.net, millerstevens911@sbcglobal.net, gds8746@yahoo.com, jjohnson@sfcf.com, ccn.ks.1@gmail.com, donk@klausmeyer.com, mitchditch@cs.com, john@casadomckay.com, jBillJ@evansbldg.com, Chuck692@gmail.com, Aaron Pauly <asap@sktc.net>

Tuesday, January 20, 2015

To Whom It May Concern:

My name is Ashleigh Pauly. My husband, Aaron, and I have owned the property directly west of Mr. and Mrs. Stroupe's since June 2011. I have lived in the immediate area for the past fifteen years. The peaceful quiet and solitude were characteristics that drew us to our property. We purchased our home that was built 1992, imagining our future children being able to play in the wooded creek on the east side of our property. All of these traits will no longer exist if the county approves the rezoning of Mr. and Mrs. Stroupe's property. The quiet will be disrupted by multiple cars, lights, music, and people who have been drinking less than 300 feet from my home and less than 50 feet from our property line. I am able to view the barn/event staging area from my dining room and every bedroom in my home. The seclusion that we hold dear will disappear with increased traffic down 63rd street and patrons mistakenly turning into our driveway, as evidenced today by the county's difficulty finding the Stroupe property and turning into the Rausch/Pauly and Dillon properties before finally finding the Stroupe property and placing the rezoning notification sign. The natural barrier of the creek between our properties will no longer serve its purpose.

63rd street is a gravel road that is tolerable in dry conditions. For the past few drought ridden years, 63rd street has a washboard appearance. When there is any precipitation, it becomes difficult to maneuver for the first ½ mile east from 263rd. The second ½ mile is much more treacherous, muddy, and develops deep ruts. This road is not capable of handling any increase in traffic.

Mr. and Mrs. Stroupe began construction on their event center/barn the week of August 11, 2014. On August 10, they informed us of their intentions regarding their property. Aaron and I did not voice approval or disapproval as it was made clear that neighbors' worries were not a concern to the Stroupe's. Rather than incite anger and possibly revenge, Aaron and I waited for Sedgwick County's response to the Stroupe's planned event center. We understood that the county would or should vet a proposal and how it would affect all of its residents before approving rezoning changes. The building permit dated August 7, 2014 and signed by Mr. Stroupe, lists the barn for residential/accessory use not commercial use. On the Rustic Timber facebook page, it is posted on July 27, 2014 that the Stroupe's were advertising their business at local bridal expos and had already booked a wedding. There continued to be posts on the Rustic Timber facebook page, regarding the commercial nature of the Stroupe's property along with construction pictures of the barn dated August 28, 2014. Considering the Stroupe's deception or ignorance regarding the proper process of rezoning property and insuring future construction follows all government protocol, I worry that the Stroupe's will continue to thumb their nose at laws and safety measures set forth by the county and state.

Despite not possessing the proper licensure, the knowledge of neighbors protesting the business proposal, the county's planning committee meeting, the Stroupe's have continued to advertise their business on the internet, facebook, and local bridal expos (the last being January 10 and 11, 2015). They have booked events and weddings as early as April 25, 2015. Not only have the Stroupe's omitted the truth from the county but also future patrons who are depending on celebrating their event on Mr. and Mrs. Stroupe's property. This continued disregard for the county's authority I fear will translate into how the Stroupe's will conduct future business. There are several portions of the Stroupe's county proposal that have inaccurately been addressed on the Rustic Timber facebook page. One instance is the use of port a potties. The Stroupe's county proposal states that port a potties will be brought in for one day only. A statement was made to a potential patron on the facebook page that states that the business is too good for port a potties and will they never be used.

A business next door would create obnoxious noise from multiple sources. Numerous vehicles driving on 63rd street and leaving the Stroupe property at unknown hours of the night (as the Stroupe's business proposal does not give a gate's locked policy) would disrupt the natural quiet of this rural area. Music and patrons, especially ones who have been drinking, will also contribute to the noise that will be heard more distinctly by neighbors due to the water surrounding the property. Foul odors from human waste will be detectable, especially if port a potties are used to supplement the Stroupe's inadequate sewage system. The Stroupe's proposed business will catastrophically decrease the value of the neighboring homes and property. John Hillman, a broker for Farm and Home Realty, issued a written statement, stating that our property value would decrease by 20 to 25%. My husband and I have spent tens of thousands of dollars updating our home and property, as did all of our neighbors. Obviously, the Stroupe's are not the only ones who have invested monetarily in their property.

By not honestly divulging the commercial intent for their property, the Stroupe's have circumvented the law and process the county sets forth. These laws and processes have been instituted to protect the neighboring landowners, the county's interests, the environment, and the public. It is my hope that the planning committee honors its' fiduciary responsibility not only to the home and landowners within 1000 feet of the Stroupe's proposed business site, but to all of the home and landowners in the area who will be adversely affected.

Thank You For Your Consideration,

Ashleigh Pauly