

**HAYSVILLE PLANNING COMMISSION
& BOARD OF ZONING APPEALS**

Agenda

December 11, 2025

6:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of November 13, 2025
- IV. Public Forum
- V. New Business
 - A. Review of the Comprehensive Plan
 - B. Review of the Master Plan Review Calendar
 - C. Review of the Closing Calendar
- VI. Old Business
- VII. Correspondence
- VIII. Off Agenda
 - A. Next Meeting Date
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

November 13, 2025

The regular Planning Commission meeting was called to order by Chairperson Tim Aziere at 6:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand Ave., Haysville, KS 67060.

The members present were Mark Williams, Brandon Trube, Debbie Coleman, Tim Aziere, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator, Kailyn Hogan, and Deputy Administrative Officer, Georgie Carter.

The first item of business was the minutes of October 23, 2025.

Motion by Trube, Second by Blood.

To approve the minutes as presented.

Williams aye, Trube aye, Aziere aye, Rinke aye, Blood aye.

Coleman abstain.

Motion carried.

There was no one to speak under public forum.

Under old business was the Review of the 2026 Capital Improvements Plan.

Motion by Trube, Second by Williams.

To approve the plan as presented.

Williams aye, Trube aye, Coleman aye, Aziere aye, Rinke aye, Blood aye.

Motion carried.

Under new business was an AOI Review of a Conditional Use to allow a Vehicle Storage Yard generally located on the west side of South Grove Street and within three quarters of a mile north of East 79th Street South (7401 & 7415 South Grove Street).

Brad Eatherly with the Metropolitan Area Planning Department (MAPD) presented the staff report.

Aziere asked if the existing uses on the property were still active. Eatherly confirmed that the property is still being used for horse breeding and training and as a residential dwelling unit and can continue to be used for such if the conditional use is approved.

Motion by Trube, Second by Williams.

To recommend approval of the conditional use as presented.

Williams aye, Trube aye, Coleman aye, Aziere aye, Rinke aye, Blood aye.

Motion carried.

Under new business was an AOI Review of a Conditional Use to allow Oil and Gas Drilling generally located on the south side of 63rd Street South between Meridian Seneca (1600 Blk W. 63rd Street).

Eatherly presented the staff report.

Blood asked why staff was requiring solid fencing around the site. Oil and gas leaks are not easily visible and can collect in the corners of fences when sites are screened. Eatherly explained that the Wichita-Sedgwick County Unified Zoning Code requires all non-residential uses in the RR Rural Residential district to be screened, mostly for aesthetic purposes.

Coleman asked how close the area the must be screened is to adjacent residential properties. Eatherly said it is quite far away from any residential use, but is surrounded by residential districts.

Rinke questioned by the tank battery and saltwater was so far away from the well location. Dick Schremmer with Bear Petroleum explained that the well will be drilled just north of the Big Ditch, but the tank battery facility and the disposal well will be approximately 1,300 feet north of 63rd Street. The reason for the separation is because the disposal well is an existing well that will be reentered and used for disposal for the new well.

Aziere asked if Schremmer had a response to Blood's question on fencing. Schremmer stated that they had the same question before the Metropolitan Area Planning Commission (MAPC) and the Sedgwick County Board of Commissioners. Schremme thought it was silly to put a six or eight foot fence in when there are twelve and fifteen foot tall tanks inside the fence. Schremmer thought you were looking for trouble if you installed a fence because he has noticed homeless people at existing well locations. He doesn't want people inside the fences, and, if the fences are installed, he wants to be able to see inside them.

Motion by Trube, Second by Blood.

To recommend approval of the conditional use with the expectation of requiring a solid screened fence around the site.

Williams aye, Trube aye, Coleman aye, Aziere aye, Rinke aye, Blood aye.

Motion carried.

Under new business was a Review of the Zoning Regulations: Changes to Article 3. General Regulations and Article 4. Zoning Districts.

Hogan presented the changes.

Blood asked what is considered a container for Private Recycling Collection Stations because he had concerns on being able to acquire one that conformed to the size regulations in the code. Hogan said she was unfamiliar with Private Recycling Collection Stations, but this regulation was previously in the code. It likely warrants a deeper look.

Blood asked why the discrepancy between hard and all-weather surface requirements for different uses, specifically for Vehicle and Equipment Sales. Hogan explained that a lot of staff time is used enforcing all-weather surface violations, especially at outdoor sales yards. Coleman asked if this proposed regulation would affect established businesses. Hogan explained they would be considered legal nonconforming. We wouldn't require them to install a hard surface if the regulation was adopted, but, if

they redeveloped their property and made a significant amount of improvements, then we would require them to conform.

Blood asked about the solid screening requirement for Outdoor Storage and Vehicle Storage Yards because a semi would be taller than the fence. Hogan explained the screening requirement was already in the zoning regulations. Aziere said that he thought something was better than nothing, even if the storage is still visible behind the fence.

Blood stated that microbreweries are regulated by state statute and can't be permitted in the MFA district.

Under new business was a Review of the Subdivision Regulations.

Hogan presented the review of the Subdivision Regulations. The amendment to the regulations is proposed for Spring 2026.

Under correspondence was a Memorandum on the Golden Factors.

Under off agenda was the next meeting date: Thursday, December 11, 2025.

Motion by Tube, Second by Coleman.

To adjourn tonight's meeting.

Williams aye, Trube aye, Coleman aye, Aziere aye, Rinke aye, Blood aye.

Motion carried.

The meeting adjourned at 6:41 p.m.



2026 Haysville Planning Commission Master Plan Review Calendar

January

February

Subdivision Regulations

March

April

Park Plan

Historic Park Master Plan

May

Bike/Pedestrian Plan

June

Land Use Map

July

Election of Officers

August

Bylaws

Zoning Regulations

September

Corridor Plan(s)

October

Comprehensive Plan

November

Capital Improvement Program

December

Closing Calendar

Master Plan Review Calendar





Haysville Planning Commission/Board of Zoning Appeals

2026 Meeting Schedule

2nd and 4th Thursday of the Month, 6:00 p.m.
Haysville City Hall, 200 W. Grand Ave.

Submission Deadline	Publication Date	Planning Commission	City Council
November 10, 2025	November 20, 2025	December 11, 2025	January 12
December 9	December 18	January 8	February 9
December 16	December 30	January 22	February 9
January 13	January 22	February 12	March 9
January 27	February 5	February 26	April 13
February 10	February 19	March 12	April 13
February 24	March 5	March 26	April 13
March 10	March 19	April 9	May 11
March 24	April 2	April 23	May 11
April 14	April 23	May 14	June 8
April 28	May 7	May 28	July 13
May 12	May 21	June 11	July 13
May 26	June 4	June 25	July 13
June 9	June 18	July 9	August 10
June 23	July 2	July 23	August 10
July 14	July 23	August 13	September 14
July 28	August 6	August 27	September 14
August 11	August 20	September 10	October 13 (Tuesday)
August 25	September 3	September 24	October 13 (Tuesday)
September 8	September 17	October 8	November 9
September 22	October 1	October 22	November 9
October 12	October 22	November 12	December 14
November 10	November 19	December 10	January 11, 2027

Submission Deadlines – All applications and required materials, including preliminary plats and property ownership lists, must be received by the City no later than 4 P.M. at 200 W. Grand, Haysville, Kansas on the submission deadline date.

Meeting/Public Hearing – All applications will be considered by the Planning Commission/BZA during a regular meeting. For those applications that require a public hearing, that hearing will be conducted during the regular meeting.

