

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

Agenda

March 26, 2026

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 February 12, 2026](#)
 - IV. Public Forum
 - V. Old Business
 - VI. New Business
 - A. [Public Hearing for a Vacation of the Minimum Pad Elevation for the A & K Addition final plat generally located at 8600 South West Street \(Area of Influence\)](#)
 - B. [Public Hearing for a Vacation of a portion of a utility easement generally located at 300 North Cain Drive](#)
 - C. [Public Hearing for a Conditional Use request to allow a Vehicle Storage Yard in the LI Light Industrial district generally located 500 feet east of South Broadway Avenue along the north side of East Emmett Avenue](#)
 - D. [Public Hearing for a Conditional Use request to allow a Wireless Antenna Tower in the LI Light Industrial district generally located ¼ mile east of South Broadway Avenue and ¼ mile south of East 71st Street South along the east side of South Pirner Drive](#)
 - E. [Public Hearing to consider amending and restating the Zoning Regulations \(*A copy of the proposed amendments is available by request at the Haysville Municipal Building or by emailing \[khogan@haysvilleks.gov\]\(mailto:khogan@haysvilleks.gov\).*\)](#)
- TO BE TABLED UNTIL THE APRIL 9, 2026 MEETING*
- VII. Correspondence
 - VIII. Off Agenda
 - A. Next Meeting Date
 - IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

February 12, 2026

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, Tim Aziere, Dan Rinke, and Jeff Blood. Also present were Planning and Zoning Administrator Kailyn Hogan and Deputy Administrative Officer Georgie Carter.

The first item of business was the minutes of January 22, 2026.

Motion by Trube, Second by Williams.

To approve the minutes as presented.

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

Motion carried.

There was no one to speak under public forum.

There was no old business.

Under new business was a Review of a Zone Change from RR Rural Residential to SF-20 Single-Family Residential for property generally located at the northwest corner of East 84th Street South and South Hydraulic Avenue (1620 E 84th Street, Area of Influence):

Sam Deetz, with Wichita-Sedgwick County MAPD, presented the staff report.

Aziere asked if access would be maintained off 84th Street for the new parcel. Deetz stated that there is complete access control along Hydraulic, therefore a vacation request would be required in order to have access off Hydraulic.

Trube asked if there were any access conflicts that would be created along 84th or Hydraulic. Deetz stated that the complete access control prevents any conflicts along Hydraulic, and, considering the proposed use is still residential, staff does not foresee any conflicts along 84th Street. Aziere pointed out the new driveway would likely be directly across from an existing driveway for the property directly to the south of the subject lot. The property owner, Bryan Hall, stated that he had contacted Sedgwick County Public Works, and they had stated access would be granted on Hydraulic as long as the new driveway was aligned with 84th Street to the west of the subject lot. Hall will be submitting a vacation request with the City of Haysville for access off Hydraulic at the same time as his lot split application.

Rinke asked if the lot split would be east to west or north to south. Hall confirmed the lot would be split north to south.

Trube asked if there were any concerns with well or septic spacing. Hall stated that he had a septic company inspect the property, and they stated there was plenty of room to have septic based on where he is planning to put the new home. The sandy soil at his property allows him to have normal drain lines.

Hall stated that he has also talked to gas and Evergy, and they are both okay with putting in service at that location. However, Evergy will have to set a new pole and transformer along Hydraulic because the existing poles are heavily utilized with cable and power running over to the east side of Hydraulic.

Motion by Trube, Second by Rinke.

To recommend approval of the zone change as presented.

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

Motion carried.

Under new business was a Review and Classification of “Online Auction Houses” as a Use:

Motion by Trube, Second by Williams.

To recess the Planning Commission and convene the Board of Zoning Appeals.

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

Motion carried.

Hogan presented the staff report.

Aziere clarified that the Board of Zoning Appeals was considering the specific use in question, not the specific business that triggered this case.

Aziere asked if this use allowed any type of outdoor storage. Hogan stated that it would depend on the zoning district it is located in. In the LC Light Commercial district, no outdoor storage is allowed unless it relates to semi-public purposes like outdoor seating and dining. Some outdoor storage is allowed in HMC Hotel and Motel Commercial, and outdoor storage is allowed in HC Heavy Commercial, LI Light Industrial, and HI Heavy Industrial. Aziere asked if outdoor storage needs screened or has any regulations. Hogan stated that outdoor storage has to be screened from the view of lower intensity zoning districts and the public right of way.

Aziere stated that deliveries, if the business doesn't have set hours, could happen at any time. Which could be perceived as detrimental if adjacent to a residential area. Aziere asked if there was a limitation that we could add for that. Hogan stated that we could add specific operating hours in the special use conditions. Aziere stated that he didn't want to be overly critical. Being indoors processing orders shouldn't affect adjacent property owners, it is activity outside the building that we need to try to keep a handle on. Hogan asked Carter if the noise ordinance could cover this. Carter stated only if it could be classified as a nuisance with odor, excessive noise, etc. Hogan offered restricting delivery hours as an alternative to operating hours. Hogan asked if the commission had a specific timeframe in mind. Aziere stated that standard operating hours for a retail business should be reasonable, and all outdoor activities, not just delivery, should be restricted. Rinke asked what standard operating hours were, because there are 24-hour stores. Trube stated that Walmart and Dillon's get deliveries at the early hours of the morning because that's when people stock the shelves. Aziere stated that if you live next to a Walmart or Dillon's, you knew to expect that when you bought the house. This is something that could go into a strip center that didn't have this before. Aziere stated that he wanted to make sure that before the commission created the new use and everything that comes with it that, one, it is something that we are comfortable with, and, two, something we have thought through enough that it could go almost anywhere we are proposing without real impact to adjacent property owners. Trube asked what the delivery restrictions were for strip center type businesses. Hogan stated that there aren't any delivery restrictions. Carter asked if the delivery

restrictions would only be put in place when the property is adjacent to residential or everywhere. Aziere stated that residential was his biggest concern. Carter agreed, as the City has industrial next to residential where there have been noise issues. Carter worried about implementing delivery restrictions for this use when they don't exist for any other use. Aziere agreed, but the fact that there are no standard hours means delivery vehicles could be showing up at any time. Hogan stated that there are multiple regulations that require additional screening or other methods as a buffer for uses adjacent to residential, so a delivery restriction when adjacent to residential would not be out of the ordinary.

Williams asked if this use would be allowed in the mixed use districts where residential and commercial are next to each other. Hogan confirmed that the use is proposed for the LC Light Commercial district, which is proposed to become a mixed use commercial district. Rinke agreed that there should be delivery restrictions in place for heavy commercial vehicles but didn't know what hours to restrict it to. Aziere suggested waiting to add the delivery restriction to the use when it is presented to the Planning Commission as an amendment to the Zoning Regulations. Carter and Hogan recommended adding the sixth condition now. Hogan stated that she had written down that where this business is next to a residential district or residential use, no delivery or shipping or other outdoor activities outside the standard operating retail hours would be allowed. Aziere asked if we needed to refine what standard retail operating hours means. Hogan said yes and suggested 9 a.m. to 9 p.m. Rinke thought that timeframe was too restrictive. Trube stated that most businesses open at 9 a.m. or even earlier. Aziere asked what Rinke would propose. Rinke suggested 5 a.m. to 10 p.m. Trube agreed.

Hogan read through the other special use conditions proposed.

Aziere asked how the off-street parking for the retail aspect of the business would be calculated. Hogan stated where no in-person retail activities will occur, the business only has to provide off-street parking for each employee. To accommodate businesses that are a hybrid of retail and the proposed use, Hogan suggested that where in-person retail will occur, only the retail floor area must be used to calculate the off-street parking requirements.

Trube asked what off-site meant in terms of loading and unloading areas. Hogan explained that loading and unloading would not be allowed on an adjacent lot or in the street. Trube asked how this would be enforced. Hogan stated it would be a zoning violation.

Blood asked how it would work if a retail fulfillment center wanted to turn into general retail. Hogan stated that change would be allowed depending on the zoning district the use is located in; however, they may have to provide additional off-street parking.

Rinke asked about requirements for permanent signage. Hogan stated that no other use in the City is required to install permanent signage. Aziere stated that generally all other businesses would be installing signage voluntarily because they want in-person business. This type of use would not. Hogan explained that the special use condition presented by staff requires a permanent sign but it can be any size or type (wall sign, freestanding sign, etc.); however, window signs are not considered permanent signage. Staff pictured the proposed use filling a building with an existing sign cabinet when this condition was written. Aziere asked that if this use doesn't go in a place that has an existing sign cabinet, what is to stop them from putting up the smallest sign possible. Trube asked if the use condition could be changed to say that a sign must be installed that meets the minimum permitting requirements. Hogan stated that the City doesn't have minimum requirements for signs, only maximums. Aziere asked if this could be reviewed on

a case by case basis. Hogan stated that we should probably add that if an existing sign cabinet is on the site, it must be filled. Blood asked what if these business don't want to advertise what is inside their building. Hogan suggested tabling the item so staff could review the size of existing commercial signs in the City.

Trube suggested that, if we wanted a minimum sign size, a lot of places suggest that wall signs be 60-80% the width of the building, but Aziere thought that was too big. Aziere stated that if we don't require signs for other businesses, maybe we shouldn't require permanent signage here. Trube asked if an alternative to requiring a sign could be the removal of vacant sign cabinets. The sign cabinet is either filled with a sign or removed.

Carter asked if this item will be brought back with the rest of the Zoning Regulations. Hogan clarified that whatever the Board of Zoning Appeals decided on would be put into the Zoning Regulations for review at the public hearing on March 26, 2026.

Rinke suggested that the special use condition for signs should be changed to say that the establishment must provide a minimum of door signage to avoid the appearance of vacancy.

Motion by Trube, Second by Rinke.

To classify online auction houses as retail fulfillment centers as defined in the staff report, and permitted by-right in the LC, HMC, HC, LI, and HI zoning districts pursuant to the special use conditions as listed in the staff report with the amendment that a minimum of door signage must be provided to avoid the appearance of vacancy.

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

Motion carried.

Motion by Trube, Second by Blood.

To adjourn the Board of Zoning Appeals and reconvene the Planning Commission.

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

Motion carried.

Under new business a Review of a Text Amendment to the Zoning Regulations: Changes to Article 4. Zoning Regulations:

Hogan presented the staff report for changes to Sections 407 through 412.

Aziere asked if turn radii for driveways was considered with the new width restrictions and stated that normally driveways are a minimum of 12 feet per lane. The maximum width should be 36 feet to accommodate two 12-foot lanes and a turn lane, and the maximum turn radii should be 30 feet.

Trube asked if the 25% masonry recommendation is just for the street facing façade or the entire building. Hogan stated it was just for the street facing façade, and it was a recommendation for all uses based on public engagement from the South Broadway Corridor Plan. It is not a requirement. Aziere mentioned that when the South Broadway Corridor Plan was first adopted, one of the problems was that it required architectural control over all projects, existing and proposed.

Aziere asked about the purpose of the smaller lot size. Hogan explained that the lot sizes came from the dimensional standard recommendations of Missing Middle, an organization researching and promoting missing middle housing. Missing middle housing is the housing types that fall in between single-family homes and high rise apartments.

Blood asked about properties that don't have sidewalks in the HC Heavy Commercial district regarding the requirement to have separate pedestrian access. Hogan stated that the special design standards would require they install a sidewalk, which could result in sidewalk islands where neighboring properties don't have connecting sidewalks. Aziere asked for examples of business that can be in the HC district. Blood stated that he didn't think the HC district needed to be a pedestrian friendly environment considering the uses that are allowed. Aziere agreed that creating a pedestrian friendly environment was a good idea but wasn't sure if requiring a sidewalk and separate pedestrian access was the best way to go about it. Hogan recommended leaving the requirement in the regulations but changing it to a recommendation, so while not required, it still gave staff the basis to ask for a separate pedestrian access. Rinke recommended removing the special standard entirely.

Hogan presented the staff report for changes to Sections 416 and 417.

Aziere asked if the proposed changes to the HD-O Original Town Historic Overlay had been approved by the Historic Committee. Hogan stated they would be presented to the committee next Tuesday, February 17th.

Hogan asked the commission which façade transparency percentage they preferred for the commercial and mixed use districts. After discussion, Aziere proposed removing the recommendation entirely. Hogan asked the commission about requiring windows on all facades facing the street for non-residential structures. Aziere requested the window requirement be removed.

Under correspondence were two PAS QuickNotes:

Hogan stated that the articles under correspondence were included to supplement the benefits of the proposed changes to the Zoning Regulations. *Zoning for Mixed Uses* described the benefits of the changes to the MFA Multi-Family Apartment and LC Light Commercial districts, and *An Introduction to Design Guidelines* was included to explain the reasoning for adding design guidelines to the commercial districts.

Under off agenda was the next meeting date: Thursday, March 26, 2026.

Motion by Trube, Second by Williams.
To adjourn tonight's meeting.
Williams aye, Trube aye, Aziere aye, Rinke aye, Blood aye.
Motion carried.

The meeting adjourned at 7:44 p.m.





Haysville Planning Commission Staff Report

VAC2026-001

CASE SUMMARY

Property Location: 8600 South West Street
Applicant: M & S Trim & Leisure Homes, LLP (property owner) | Daniel Garber (engineer)
Request: To vacate the Minimum Pad Elevation table on the plat
Reason for Request: To come into conformance with Sedgwick County’s request to vacate the minimum pad elevation due to building construction elevation

Prepared By: Kailyn Hogan, Planning and Zoning Administrator
Meeting Date: March 26, 2026
Public Hearing: Required, to be held by the Planning Commission

Required Applications:

Vacation	To vacate the Minimum Pad Elevation table for lowest opening to structures
-----------------	--

ANTICIPATED MEETING SCHEDULE

Body	Meeting Date	Action
Planning Commission	March 26, 2026	Hold required public hearing. Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council.
City Council	April 13, 2026	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

SITE DATA

Legal Description	Lot 1, Block A, A & K Addition to Sedgwick County, Kansas
Existing Zoning	“RR” Rural Residential
Lot Area	318,561 square feet / 7.313 acres
Future Land Use	Residential
Built Form	Single-Family Dwelling

BACKGROUND

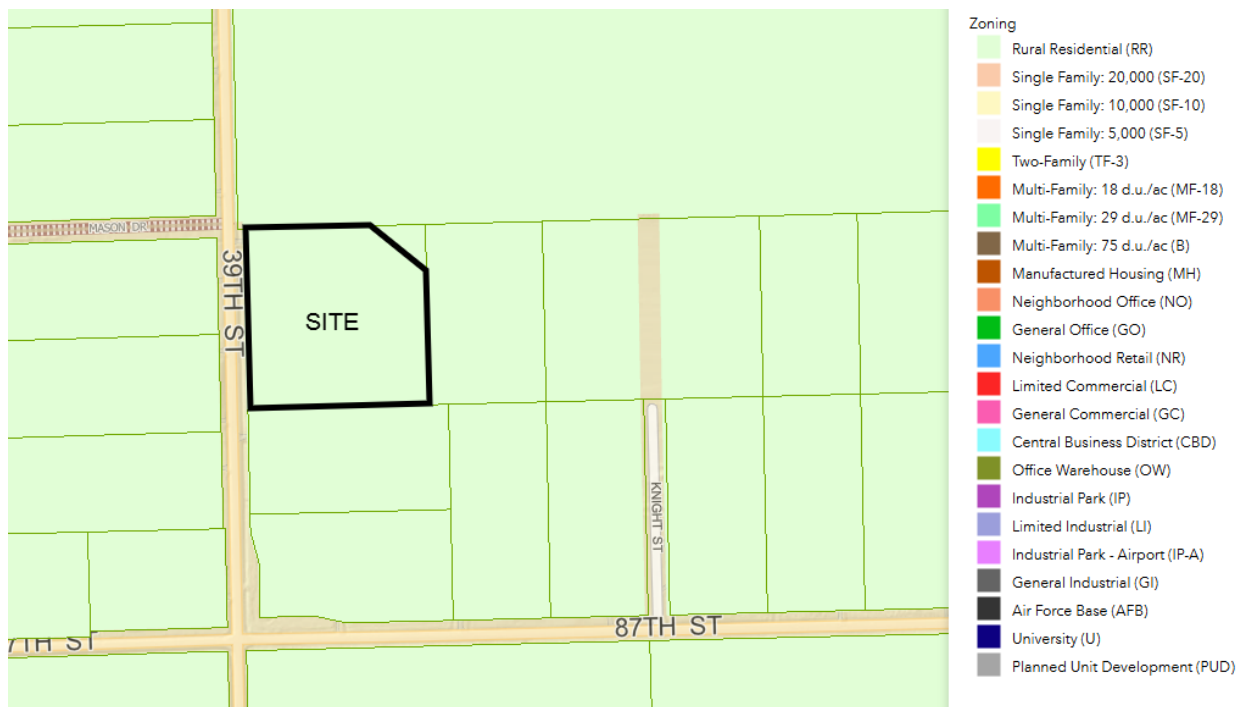
SITE DESCRIPTION AND PRESENT USE. The subject site, generally known as 8600 South West Street, is located in Haysville’s Area of Influence approximately ¼ mile north of West 87th Street South along the east side of South West Street. It is currently developed with a single-family home.

The subject property was platted as the A & K Addition to Sedgwick County, Kansas in August 2025. There are no other known zoning cases associated with the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The character of the neighborhood is rural residential. Properties to the south, east and west are zoned “RR” Rural Residential and developed with single-family homes. Property to the north is zoned “RR” Rural Residential but is vacant and used for agriculture.

ADJACENT ZONING AND LAND USE.

NORTH:	“RR” Rural Residential	Agriculture
SOUTH:	“RR” Rural Residential	Single-family dwelling
EAST:	“RR” Rural Residential	Single-family dwelling
WEST:	“RR” Rural Residential	Single-family dwelling



PROJECT DESCRIPTION. The applicant is requesting a vacation of the Minimum Pad Elevation Table on the A & K Addition plat. The table prescribes the required elevations for lowest openings to all structures built on this property. The last sentence of text referencing the table in the Owner’s Certificate and Dedication will also be vacated from the plat. Below is a screenshot of the table and text to be vacated:


OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
COUNTY OF SEDGWICK)

MINIMUM PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1287.00
Minimum Pad Elevations per Engineering Consultants Drainage Plan Dated: 06/18/2025		

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate; has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "A&K ADDITION", a portion of the Southwest Quarter of Section 12, Township 29 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Complete access control except one opening are hereby granted to the appropriate governing body as indicated on the face of the plat along South West Street. Minimum pad elevations have been established as shown on the accompanying plat.

M & S Trim & Leisure Homes LLP

 Partner
Michael Goodman

The minimum pad elevation is a requirement of the Subdivision Regulations for all plats near floodways or in areas with inadequate drainage; however, generally all plats submitted to the City since the adoption of this requirement have included the minimum pad elevation regardless if they are required.

Requirements per [Section 16B-VI.9.9](#) of the City Code: *"For lots adjacent to or near local platted floodways, or in areas of inadequate drainage, the platting of a minimum building opening elevation shall be required. For lots in the mapped floodplain, the platting of the lowest floor shall be required. The minimum building opening elevation shall be expressed in NAVD88. The elevation requirement shall be indicated on the face of the plat as well as referenced in the plattor's text."*

The builder of the single-family home at the subject site constructed the concrete pad at 1,286.50 feet, which is half a foot too low according to the minimum pad elevation; however, the building is still 1.5 feet above the base flood elevation. Sedgwick County required an elevation certificate for the building and agreed to allow it to remain at 1,286.50 feet if the minimum pad elevation was vacated from the plat.

Upon approval of the vacation, the single-family home constructed at the subject site will be in conformance with Sedgwick County's request.

PUBLIC COMMENTS. The public hearing notice was published on May 5, 2026. At the time of publication, staff had received one informational request on the proposed vacation. Comments received after the publication of this staff report will be distributed at the meeting.

On March 10, 2026 at 11:21 a.m., Bob Hay left a voicemail requesting additional information about the vacation request. Upon being informed the reasoning behind the vacation, Hay had no concerns.

On March 18, 2026 at 3:49 p.m., Craig Shepherd requested additional information about the vacation request and the notice of the public hearing he had received in the mail. He had no comment on the request.

ANALYSIS

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS.

Kansas One Gas reported that they have no lines or equipment in the area.

Cox reported that they have no facilities in the area and are okay with the request.

Black Hills Energy reported that they have no lines in the area and are not opposed to the vacation request.

Evergy reported that they have no transmission lines in the area.

Sedgwick County Electric Coop had no comment.

Kristy Skaggs, the City Engineer, had no comment.

See public comment section above for responses from affected property owners.

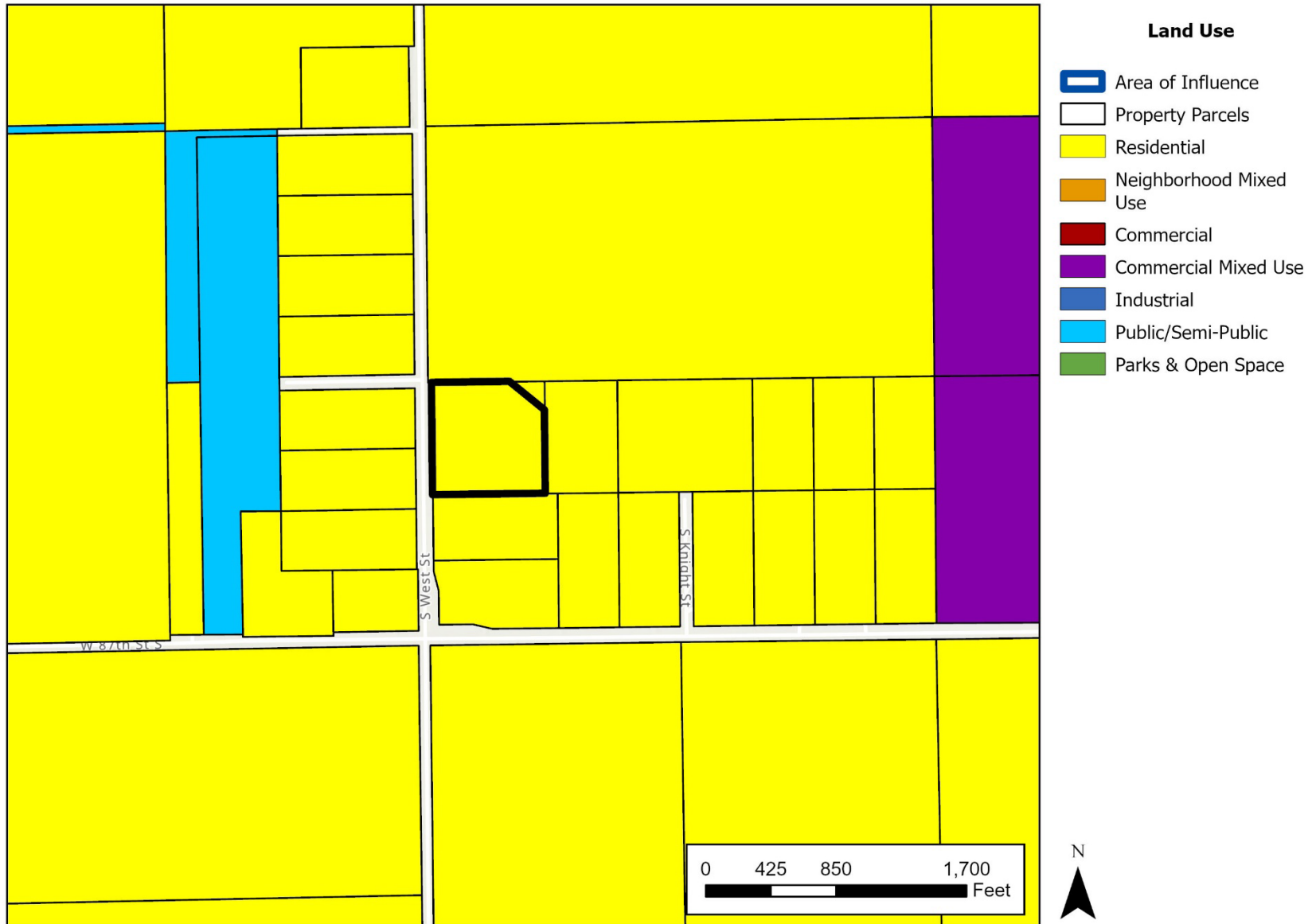
RECOMMENDATION

Based upon provided information, staff recommends **APPROVAL** of the vacation request.

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos
4. A & K Addition Plat





Looking east towards site.



Looking north away from site.



Looking south away from site.



Looking west away from site.



A&K ADDITION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.



MINIMUM PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION (NAVD88)
1	A	1287.00

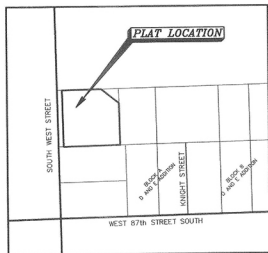
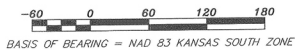
Minimum Pad Elevations per Engineering Consultants Drainage Plan Dated: 06/18/2025

- LEGEND**
- △ - Sectional Monument Found
 - - Survey Monument Found
 - - 5/8" x 24" Iron Rebar Set w/GSS Cop
 - ⊙ - Site Benchmark
 - ⊖ - Calculated
 - ⊕ - Measured
 - ⊗ - Record Measurement
 - P.O.B. - Point of Beginning
 - P.O.C. - Point of Commencement

BENCHMARK:
SBM: Spike set in North Face of Power Pole ±65 feet South and ±23 feet West of set 5/8" Rebar with GSS Cop denoting the Northwest Corner of Lot 1, Block A, A&K Addition, in the Southwest Quarter of Section 12, Township 29 South, Range 1 West in Sedgwick County, Kansas.

Elevation=1284.02 (NAVD88)

FLOOD NOTE:
According to Flood Insurance Rate Map No. 20173CD4950 (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE "X", which is defined as "Outside of Flood Hazard Areas."



SEDGWICK COUNTY, KANSAS
VICINITY MAP
(NOT TO SCALE)

LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on March 28, 2025. The accompanying Final Plat prepared based on that survey. All of the survey monuments and benchmarks shown on the plot actually exist, and to the best of my knowledge and belief their positions are correctly shown.

DESCRIPTION:
A portion of the Southwest Quarter of Section 12, Township 29 South, Range 1 West of the 6th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on June 9, 2025 as follows:
Commencing at the Southwest corner of the Southwest Quarter of Section 12, Township 29 South, Range 1 West of the 6th Principal Meridian; thence with a bearing North 01°14'10" West (basis of bearings is NAD83 Kansas South Zone) along the West line of said Southwest Quarter a distance of 743.71 feet (743.74 feet record) to the Northwest corner of D and E Addition to Sedgwick County for the point of beginning; thence continuing North 01°14'10" West along the West line of said Southwest Quarter a distance of 579.02 feet (579.07 feet record) to the Northwest corner of the South Half of said Southwest Quarter; thence North 88°39'38" East along the North line of the South Half of said Southwest Quarter a distance of 453.13 feet (453.25 feet record); thence South 51°44'01" East a distance of 233.43 feet (233.60 feet record); thence South 01°14'10" East parallel with the West line of said Southwest Quarter a distance of 430.00 feet to the North line of said D and E Addition; thence South 88°38'31" West along the North line of D and E Addition a distance of 633.25 feet (633.02 feet record) to the point of beginning containing 8.108 Acres.

Date: August 11, 2025.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "A&K ADDITION", a portion of the Southwest Quarter of Section 12, Township 29 South, Range 1 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as denoted on the plot are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Complete access control except one opening are hereby granted to the appropriate governing body as indicated on the face of the plot along South West Street. ~~Minimum pad elevations have been established as shown on the accompanying plat.~~

M & S Trim & Leisure Homes LLP
Richard Anderson Partner
Michael Goodman

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED:
That on this 11th day of August, 2025 A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael Goodman, Partner of M & S Trim & Leisure Homes LLP, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF:
I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: 06/13/2028

Angela Riedel, Notary Public

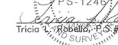


COUNTY REVIEW SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, the undersigned, do hereby certify that I have reviewed this plat on this 11th day of August, 2025. This plat has been reviewed for filing, pursuant to K.S.A. 88-2085-2091 for correct only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robb, County Review Surveyor
P.S. 1249
No. 1249, State of Kansas



HAYSVILLE CITY PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "A&K ADDITION", a portion of the Southwest Quarter of Section 12, Township 29 South, Range 1 West, Sedgwick County, Kansas, was approved by the Haysville City Planning Commission on Aug 12, 2025.

Date Signed: 8-13 2025, ATTEST:
Tim Azlere, Chairperson
Kathlyn Hogan, Secretary

HAYSVILLE CITY ATTORNEY CERTIFICATE

This plat is approved pursuant to the provisions of K.S.A. 12-401.

Date Signed: Aug 13 2025.

Joshua Pollak, City Attorney

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, are accepted by the City Council of Haysville, Kansas this 12th day of August, 2025.

ATTEST:
Russ Kessler, Mayor
Angelo Fulton, City Clerk



The dedications shown hereon, if any, are accepted by the Board of County Commissioners of Sedgwick County, Kansas, on September 3rd, 2025.

ATTEST:
Ryan Baty, Fourth District
Kelly B. Arnold, County Clerk



REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that this instrument, was filed for record in the Register of Deeds Office at 2:27 P.m. on this 11th day of September, 2025, in Doc./Plan #

Angela Riedel by Angela Riedel
Tonya E. Buckingham, Register of Deeds

Kathy Zehring Deputy Register of Deeds
Kenly Zehring



TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this 3 day of September, 2025.

Kelly B. Arnold, Notary Public



FINAL PLAT		Description: A&K ADDITION	
Prepared By: Garber Surveying Service, P.A.			
HUTCHINSON 2908 North Pine St. #782 Ph: 620-665-7812 (Main Office)		BRANCH OFFICES: MANHATTAN Ph: 785-338-6810 NEPTON Ph: 316-283-5853 SALINA Ph: 785-464-6302 WICHITA Ph: 316-268-9933	
Drawn By: CDS	Scale: 1"=60'	Date of Field Work: March 28, 2025	Job No: G2025-217
Checked By: DEG	Date: 08/11/2025	Sheet 1 of 1 (Sheet)	



Haysville Planning Commission Staff Report

VAC2026-002

CASE SUMMARY

Property Location: 300 North Cain Drive
Applicant: Luxury Enterprises (property owner) | Cameron Marsolf (business owner)
Request: To vacate a portion of the platted utility easement
Reason for Request: To come into conformance with City Code, as the applicant’s accessory building is located in the easement

Prepared By: Kailyn Hogan, Planning and Zoning Administrator
Meeting Date: March 26, 2026
Public Hearing: Required, to be held by the Planning Commission

Required Applications:

Vacation	To vacate a portion of the platted utility easement
-----------------	---

ANTICIPATED MEETING SCHEDULE

Body	Meeting Date	Action
Planning Commission	March 26, 2026	Hold required public hearing. Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council.
City Council	April 13, 2026	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

SITE DATA

Legal Description	Lot 6, Block A, Grand Avenue Industrial Park Addition to Haysville, Sedgwick County, Kansas
Existing Zoning	“LI” Light Industrial
Lot Area	108,644 square feet / 2.494 acres
Future Land Use	Industrial
Built Form	Landscaping Contractor’s Office and Accessory Storage Buildings

BACKGROUND

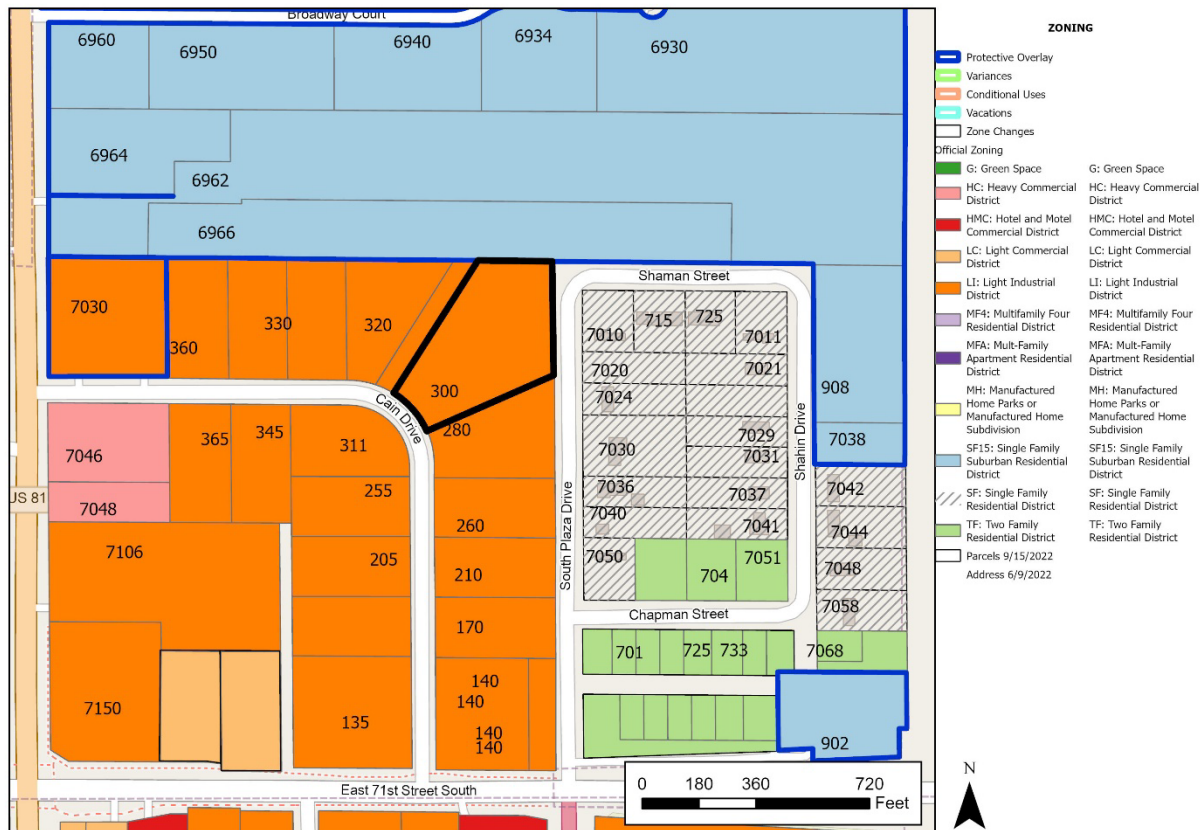
SITE DESCRIPTION AND PRESENT USE. The subject site, generally known as 300 North Cain Drive, is located approximately 1000 feet north of East 71st Street South and 1000 feet east of South Broadway Avenue along the northeast side of North Cain Drive. It is currently developed with a landscaping contractor’s office and accessory storage buildings.

The subject property was platted as the Grand Avenue Industrial Park Addition to Haysville, Sedgwick County, Kansas in September 1994. There are no other known zoning cases associated with the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The character of the neighborhood is industrial. Properties to the west and south are zoned “LI” Light Industrial. Properties to the north are zoned “SF-15” Single-Family Suburban Residential, and properties to the east are zoned “SF” Single-Family Residential.

ADJACENT ZONING AND LAND USE.

NORTH:	“SF-15” Single-Family Suburban	Single-Family Homes
SOUTH:	“LI” Light Industrial	Warehouse Distribution and Repossession Services
EAST:	“SF” Single-Family Residential	Single-Family Homes
WEST:	“LI” Light Industrial	Manufacturing, Contractor, General Retail, Metal Finishing



PROJECT DESCRIPTION. The applicant is requesting a vacation of a portion of the platted utility easement located along the east property line of the subject site. The applicant is requesting said vacation to come into conformance with City Code following notice of a zoning violation dated January 5, 2026. The portion to be vacated encompasses only the part affected by the zoning violation and is legally described as follows:

Commencing at the northeast corner Lot 6, Block A, as platted in Grand Avenue Industrial Park, Haysville, Sedgwick County, Kansas; thence south on the east line of said Lot 6, Block A, for a distance of 126.00 feet; thence west perpendicular to the east line of said Lot 6, Block A, for a distance of 20.00 feet to the east line of a 20 foot utility easement and the point of beginning; thence, continuing west perpendicular to the east line of said Lot 6, Block A, for a distance of 20.00 feet to the west line of a 20 foot utility easement; thence north on the west line of a 20 foot utility easement, for a distance of 43.0 feet; thence east perpendicular to the east line of said Lot 6, Block A, for a distance of 20.00 feet to a point on the east line of a 20 foot utility easement; thence south on the east line of a 20 foot utility easement for a distance of 43.00 feet to the point of beginning.

The applicant is in violation of the City Code because they have constructed a series of open storage bins and an enclosed accessory building in the utility easement. Neither were constructed in association with building permits. The open storage bins are made entirely out of precast concrete interlocking building blocks and are not enclosed and thus do not have roofs. The accessory building was built with the same precast blocks but has been enclosed with a fabric hoop roof structure. These materials are shown in the attached site photos. Because the storage bins are not enclosed, they are not considered buildings and are instead considered fences. Fences may be constructed in and remain in easements in accordance with [Chapter 4, Article 11](#) of the City Code. Buildings, however, may not be located in easements, in accordance with [16A-303.1.2](#): “No portion of any buildings shall be located in any platted or recorded easement or alley.”

A building is defined as, “a structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or chattels.” See [Section 16-202](#) of the City Code. Chattels are personal possessions. In the case of this accessory building, the building is enclosing the applicant’s sand for their landscaping business.

A fence is defined as, “a free standing structure composed of metal, masonry, glass, concrete or wood, natural vegetation, or any combination thereof, resting on or partially buried in the ground and rising above ground level, and used for confinement, screening, landscaping or partition purposes.” See [Section 4-1102](#) of the City Code.

Upon approval of the vacation, the applicant’s accessory building will be clear of the utility easement and no longer in violation of the City Code.

PUBLIC COMMENTS. The public hearing notice was published on March 5, 2026. At the time of publication, staff had received no comment on the vacation request. Comments received after the publication of this staff report will be distributed at the meeting.

RESPONSES FROM UTILITIES.

Kansas One Gas reviewed the request and found no conflicts with their equipment. A utility map is attached.

City of Haysville Public Works reviewed the request and found no conflicts with their infrastructure. All water and wastewater utilities are located in the front right-of-way off of North Cain Drive. None are located in the easement to be vacated. A utility map is attached.

Cox reviewed the request and found they have no facilities in the area to be vacated; however, Cox has facilities within the same easement but on the property immediately south of the subject site. They are not in opposition to the request. Any relocation or removal of existing Cox equipment will need to be discussed and will be at the applicant's expense. A utility map is attached.

Evergy reviewed the request and found that they have a line running north and south in the easement that cannot be relocated due to it feeding other commercial properties. Evergy is in opposition to the request; however, they do not have any issues with the accessory building in the easement provided that any future access to the easement will require the removal of the building at the applicant's expense. Whitney Rusk is the contact for the vacation request and any project associated with it. She can be contacted at (785) 508-2695. Any relocation or removal of existing Evergy equipment will need to be discussed and will be at the applicant's expense.

Black Hills Corporation reviewed the request and found they do not have any lines within the proposed vacation area. They are not opposed to the request.

AT&T had no comment.

Kristy Skaggs, the city engineer, had no comment.

RECOMMENDATION

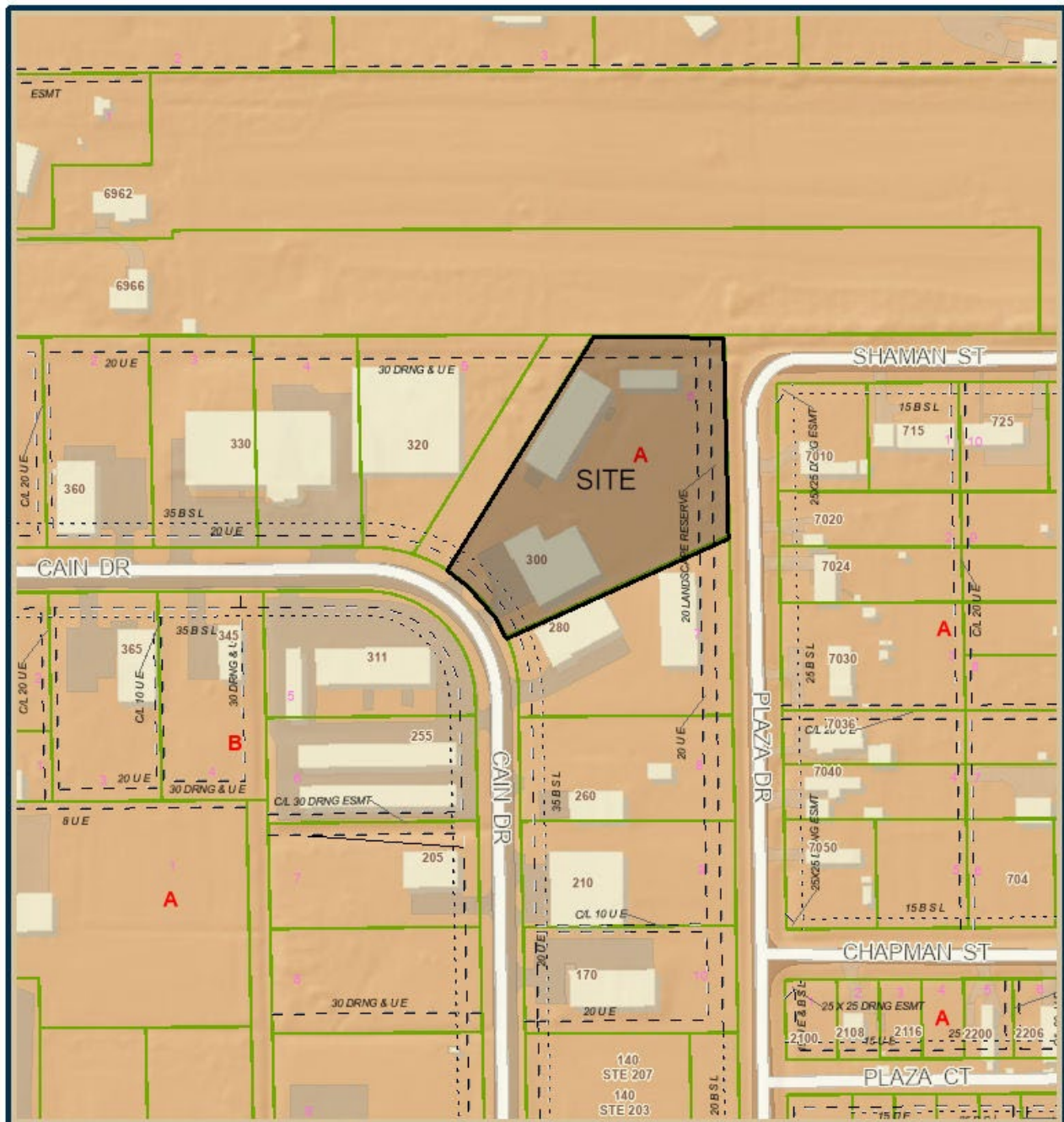
Based upon provided information, staff recommends **DENIAL** of the vacation request. Staff foresees negative impacts to the applicant and adjacent property owners due to the opposition of affected utility companies, location of existing utilities, and the high cost of relocation. Staff recommends the utility easement remain as platted to ensure proper access for utility companies, continued and uninterrupted service to adjacent properties, and to avoid the high cost of utility relocation for the applicant.

Upon denial of the vacation, the accessory building will remain in violation of City Code. The applicant will need to make plans to relocate or remove the accessory building at cost to themselves upon request by utility companies.

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos

4. Site Plans
5. Kansas One Gas Utility Map
6. Public Works Utility Map
7. Cox Utility Map



Geographic Information Services
 Sedgwick County...
 working for you

Date: 2/26/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.
 The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
 © 2026 Sedgwick County Kansas Government. All rights reserved.

Aerial Map

Sedgwick County, Kansas



Looking west towards site and structure in easement.



Looking northwest towards site and structure in easement.



Looking east away from site.



Main Office
2908 North Plum Street
Hutchinson, KS 67502
Office: (620) 665-7032



Garber Surveying Service, P.A.

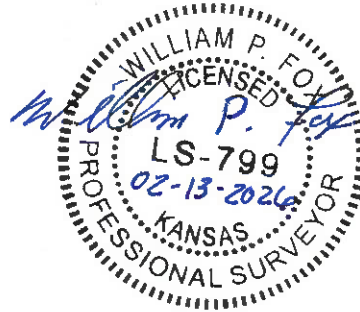
Branch Offices
Manhattan 785-320-4810
McPherson 620-241-4441
Newton 316-283-5053
Salina 785-404-6302
Wichita 316-260-9933

VACATION DESCRIPTION

A Tract in Lot 1, Block A, Grand Avenue Industrial Park, Haysville, Sedgwick County, Kansas, more particularly described by William P. Fox, Professional Surveyor #799, on February 12, 2026, as follows:

Commencing at the Northeast Corner Lot 6, Block A, as platted in Grand Avenue Industrial Park, Haysville, Sedgwick County, Kansas; Thence South on the East line of said Lot 6, Block A, for a distance of 126.00 feet; Thence West perpendicular to the East line of said Lot 6, Block A, for a distance of 20.00 feet to the East line of a 20 foot Utility Easement and the Point of Beginning; Thence, continuing West perpendicular to the East line of said Lot 6, Block A, for a distance of 20.00 feet to the West line of a 20 foot Utility Easement; Thence North on the West line of a 20' Utility Easement, for a distance of 43.00 feet; Thence East perpendicular to the East line of said Lot 6, Block A, for a distance of 20.00 feet to a point on the East line of a 20 foot Utility Easement. Thence South on the East line of a 20 foot Utility Easement for a distance of 43.00 feet to the Point of Beginning.

Dated: February 12, 2026
Project No. 2025-1147



Bill Fox, Professional Land Surveyor
Members: Kansas Society of Land Surveyors
National Society of Professional Surveyors

Main Office
 2908 North Plum Street
 Hutchinson, KS 67502
 Office: (620) 665-7032
 Fax: (620) 663-7401



Garber Surveying Service, P.A.

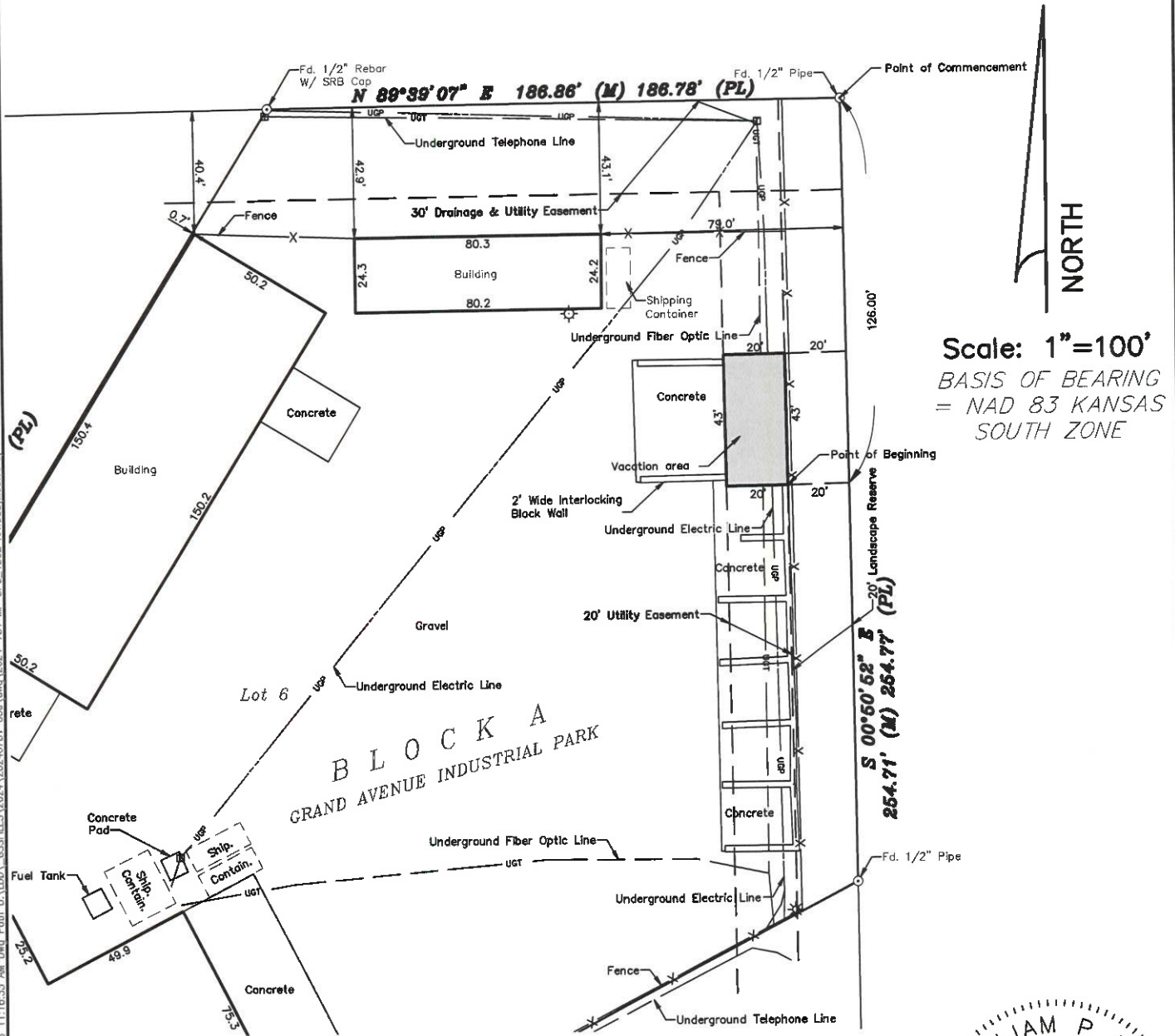
Branch Offices
 Manhattan 785-320-4810
 McPherson 620-241-4441
 Newton 316-283-5053
 Salina 785-404-6302
 Wichita 316-260-9933

SURVEY FOR: Cameron Marsolf

Project No. 2024-781

VACATION DESCRIPTION

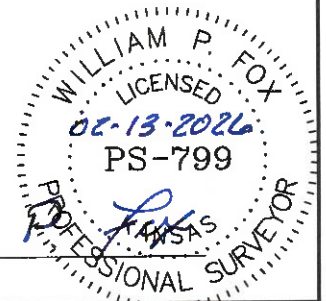
A Tract in Lot 1, Block A, Grand Avenue Industrial Park, Haysville, Sedgwick County, Kansas, more particularly described by William P. Fox, Professional Surveyor #799, on February 12, 2026, as follows: Commencing at the Northeast Corner Lot 6, Block A, as platted in Grand Avenue Industrial Park, Haysville, Sedgwick County, Kansas; Thence South on the East line of said Lot 6, Block A, for a distance of 126.00 feet; Thence West perpendicular to the East line of said Lot 6, Block A, for a distance of 20.00 feet to the East line of a 20 foot Utility Easement and the Point of Beginning; Thence, continuing West perpendicular to the East line of said Lot 6, Block A, for a distance of 20.00 feet to the West line of a 20 foot Utility Easement; Thence North on the West line of a 20' Utility Easement, for a distance of 43.00 feet; Thence East perpendicular to the East line of said Lot 6, Block A, for a distance of 20.00 feet to a point on the East line of a 20 foot Utility Easement. Thence South on the East line of a 20 foot Utility Easement for a distance of 43.00 feet to the Point of Beginning.



Scale: 1"=100'
 BASIS OF BEARING
 = NAD 83 KANSAS
 SOUTH ZONE

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described above as surveyed under my supervision.
 Date of Field Work; 08/04/2024
 Dated: February 12, 2026

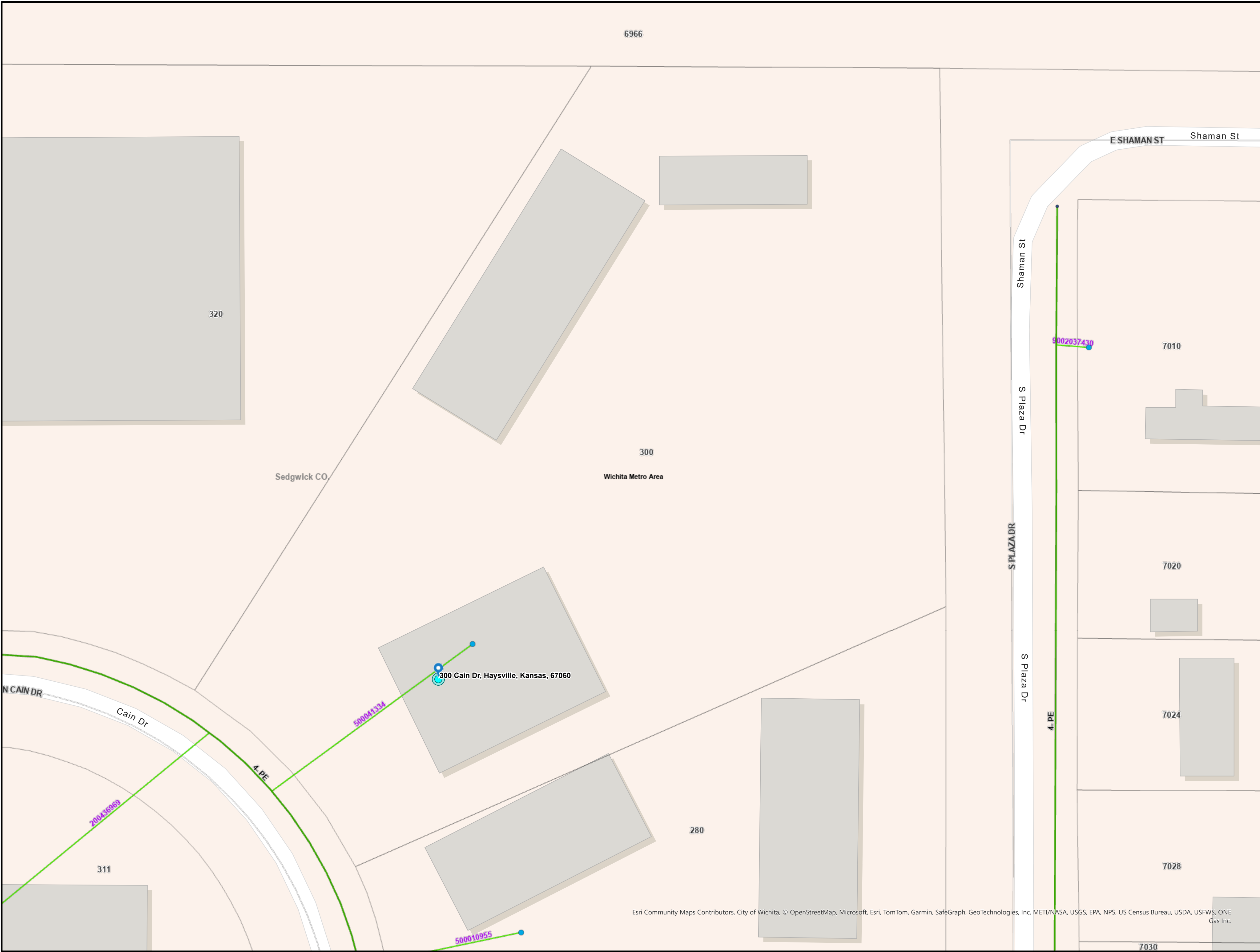


William P. Fox

William P. Fox, P.S. #799

Copyright © 2024 Garber Surveying Service, P.A.

Copyright © 2026 Garber Surveying Service, P.A. Saved 2/12/2026 5:31:44 PM by BFOX. Plot Date & Time Friday, February 13, 2026 11:16:33 AM. Dwg. Path: U:\DDO\GSSFILES\2024\20240781_CSA(dwg)\2024-781_MP_SPC_1502_NAD086(Metric.dwg)



Legend

- Hazardous Notification**
- Status
 - Verified
 - <all other values>
- Status
 - Verified
 - <all other values>
- Status
 - Verified
 - <all other values>
- Status
 - Completed
 - In Progress
 - Reviewed and Rejected
 - Submitted
- DIST_Cust_Service_Point**
 - Customer Service Point
- DIST_Express_Design_Features**
 - Designer Drip
 - Designer Test Point
 - Designer Anode
 - Designer Rectifier
 - Designer Bond Junction
 - Designer Ground Bed
 - Bond Wire
 - Rectifier Cable
 - Designer Rural Tap
 - Casing
 - Insertion
 - Designer Meter Setting
 - Coupling
 - Eil
 - End Cap
 - Expansion Joint
 - Flange
 - Reducer
 - Reinforcing Sleeve
 - Screw
 - Tee
 - Transition
 - Purge Point
 - Threaded O-ring
 - Unknown
 - Designer Gas Valve
 - Designer Location Notes**
 - Short Stop
 - Three-Way Tee
 - Designer Regulator
 - Designer Town Border
 - Designer Excess Flow
 - Designer Utility Easement
 - to be Removed (Contains



Shaman S

S Plaza Dr

S Plaza Dr

Cain Dr

WV-0179



Haysville Planning Commission Staff Report

CON2026-002

CASE SUMMARY

Property Location: Generally located 500 feet east of South Broadway Avenue along the north side of East Emmett Avenue

Applicant: Miguel Reyes (applicant) | Precision Ventures, LLC (property owner) | Kelly and Janet Bates (agents)

Request: To allow a Vehicle Storage Yard

Reason for Request: For personal storage and repair of commercial vehicles and trailers

Prepared By: Kailyn Hogan, Planning and Zoning Administrator

Meeting Date: March 26, 2026

Public Hearing: Required, to be held by the Planning Commission

Required Applications:

Conditional Use	To allow a Vehicle Storage Yard in the "LI" Light Industrial District
------------------------	---

ANTICIPATED MEETING SCHEDULE

Body	Meeting Date	Action
Planning Commission	March 26, 2026	Hold required public hearing. Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council.
City Council	April 13, 2026	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

SITE DATA

Legal Description	West ½ of Lot 1, Block A, Haysville Industrial Park Addition to Haysville, Sedgwick County, Kansas
Existing Zoning	"LI" Light Industrial
Lot Area	31,311 square feet / 0.719 acres
Future Land Use	Commercial Mixed Use
Built Form	Gravel parking lot/outdoor storage area

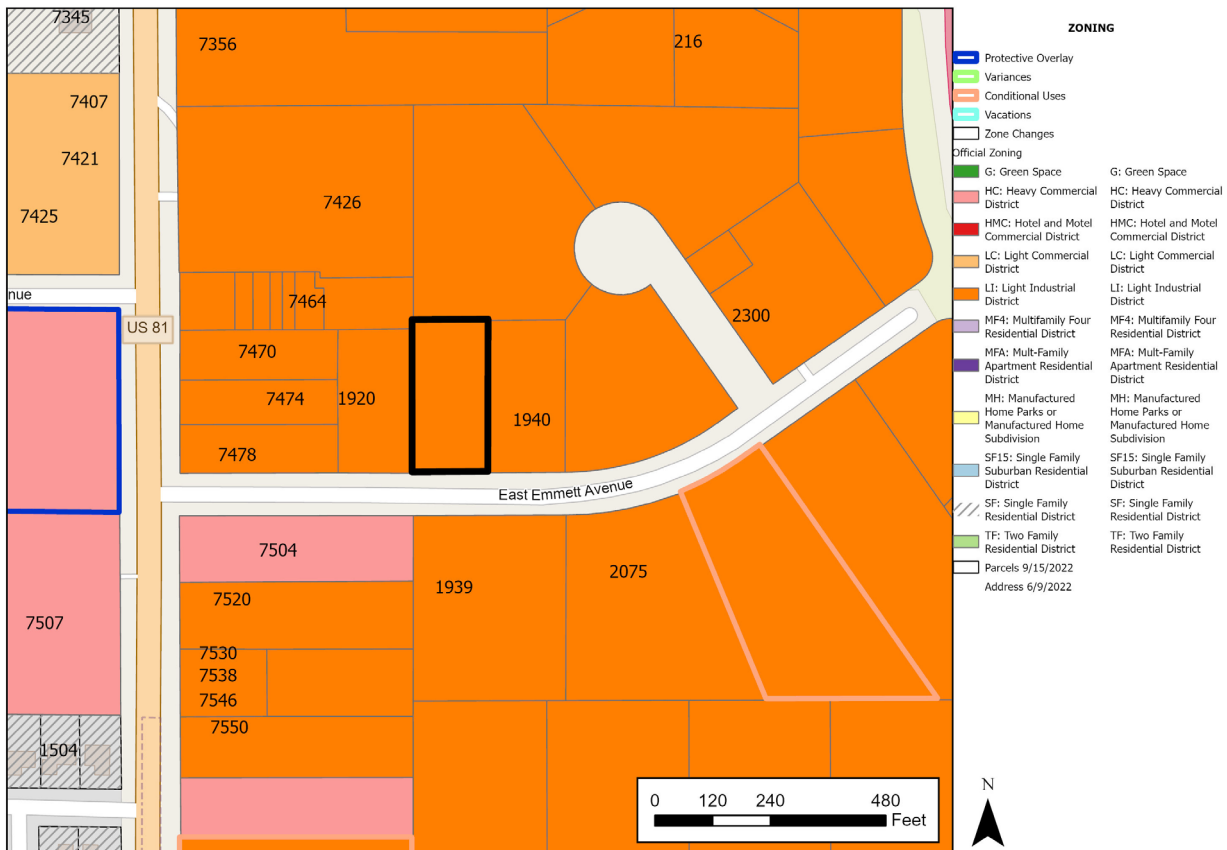
SITE DESCRIPTION AND PRESENT USE. The applicant is requesting a conditional use to allow a Vehicle Storage Yard in the “LI” Light Industrial District on a 0.719 acre property. The subject site is generally located on the north side of East Emmett Avenue, 500 feet east of South Broadway Avenue. The subject site was platted as the Haysville Industrial Park Addition to Haysville in 1978. It is currently developed with a gravel parking lot/outdoor storage area. There are no other known zoning cases associated with the property; however, the applicant has submitted two other conditional use requests with the City to operate a vehicle storage yard in the “LI” Light Industrial district, both within the same area of East Emmett Avenue. One of these requests was withdrawn by the applicant, and the other was approved by resolution on June 9, 2025. The sale of the subject property for such approved request was contingent on conditional use approval but was never finalized.

The subject site will have access to East Emmett Avenue, a two-lane paved road. The site is not connected to city sewer or water, but access is available along East Emmett Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The character of the neighborhood is mixed industrial. All properties surrounding the subject property are zoned “LI” Light Industrial.

ADJACENT ZONING AND LAND USE.

NORTH:	“LI” Light Industrial	Undeveloped
SOUTH:	“LI” Light Industrial	Construction Sales and Service (Landscaping Contractor)
EAST:	“LI” Light Industrial	Vehicle repair
WEST:	“LI” Light Industrial	Detached single-family house



PROJECT DESCRIPTION. The applicant is requesting this conditional use to allow for a Vehicle Storage Yard. The property will be used for the personal storage and repair of the applicant’s Commercial Vehicles associated with the applicant’s trucking company. The applicant will be purchasing the property contingent on the approval of this conditional use. Currently, the applicant is operating their trucking company on their personal residence in unincorporated Sedgwick County. The applicant is planning to relocate their trucking company to the subject property due to a violation notice from Sedgwick County concerning the number of commercial vehicles stored on the personal residence.

A Vehicle Storage Yard is defined as the keeping outside of an enclosed building for more than 72 consecutive hours of one or more motor vehicles (except inoperable vehicles), boats, trailers, or unoccupied recreational vehicles. The term vehicle storage yard does not include wrecking/salvage yard.

A Commercial Vehicles is defined as any truck, van, panel truck, delivery van, Trailer, semitrailer or pole trailer drawn or designed to be drawn by a Motor Vehicle, which vehicle was designed, used and/or maintained for the transportation of more than ten persons or the delivery of property for hire, compensation, profit or in the furtherance of any commercial enterprise.

These definitions can be found in [Section 16A-202](#) of the City Code.

PUBLIC COMMENTS. The public hearing notice was published on March 5, 2026. At the time of publication, staff had received one informational request and comment on the conditional use request. Comments received after the publication of this staff report will be distributed at the meeting.

On March 9, 2026 at 12:15 p.m., Tyler Carselowey of 7474 & 7470 South Broadway Avenue emailed staff requesting the address and purpose for this conditional use. Staff informed Carselowey that the property was not addressed, and it would be used to relocate the applicant’s trucking company from their personal residence. Carselowey had no concerns, and said, “I think that’s a great spot for him.”

ANALYSIS

CONFORMANCE TO CURRENT PLANS AND POLICIES. The requested conditional use is in conformance with the *City of Haysville’s Comprehensive Plan*.

The *City of Haysville’s Comprehensive Plan* includes the 2023 Land Use Plan Map. The Map dedicates the subject site as appropriate for Commercial Mixed Uses. Commercial Mixed Uses have been defined as “containing a mix of higher intensity commercial land uses and may include lighter industrial uses, such as warehousing and assembly. Heavy manufacturing and raw material processing is not appropriate.” The proposed use, a Vehicle Storage Yard, falls under the light industrial aspect of the definition.

RESPONSES FROM ADMINISTRATIVE REVIEW AND AFFECTED PROPERTY OWNERS.

There were no comments submitted from utilities or Sedgwick County during the administrative review period for the proposed conditional use. See public comment section above for responses from affected property owners.

FINDINGS. The following criteria shall be evaluated as they relate to the specific case being considered, and such stipulation as deemed appropriate in relation to any request for a conditional use may be developed by the Commission and incorporated into any recommendation in support of the requested conditional use.

1. Access and traffic load and/or flow.

- a. Access. Access to the subject property will be from East Emmett Avenue, a two-lane paved road. The proposed use should not detrimentally affect road conditions, and access for the use should not detrimentally affect surrounding properties.
- b. Traffic load. The proposed use will increase the traffic load on East Emmett Avenue, but should not have a detrimental effect to surrounding properties. The proposed use involves the movement of the applicant's commercial vehicles for the applicant's rock hauling trucking business.
- c. Traffic flow. The proposed use should not affect traffic flow on East Emmett Avenue.

2. Noise, light, and odor. There is no anticipated negative increase in odor, dust, smoke, noise, vibration, or light from this facility. The proposed use involves Commercial Vehicle hauling and operating. A current use in this neighborhood involves the same.

Requirements per [Section 16A-413.E.5](#), Zoning Regulations for "LI" Light Industrial: "Operations or products are not objectionable due to odor, dust, smoke, noise, vibration, or other similar causes."

3. Screening and security fencing. The applicant is required to screen the storage of Commercial Vehicles on the property; however, a security fence is not required. There is an existing chain link fence and gate on the property that has plastic privacy slats to provide additional screening. It is approximately 6-8 feet in height. Provided the privacy slats are maintained, the existing fence meets the requirements of this section.

Requirements per [Section 16A-400](#), Special Use for Conditions for Vehicle Storage Yards: "Outdoor storage must have an all-weather surface and be screened from adjacent properties and any public roadway."

Requirements per [Section 16A-413.E.4](#), Zoning Regulations for "LI" Light Industrial: "All business activities shall occur within fully enclosed structures or solid screened areas, except as otherwise allowed or approved in accordance with these regulations."

4. Parking. The applicant must submit a Parking Lot Application and associated Landscape Plan Application for any required or proposed off-street parking spaces. Based on the proposed use, 1 parking space per 1,000 square feet of floor area will be required; however, the applicant is not currently proposing to construct a building on the subject property. The Commercial Vehicles stored on site may be parked on a well-maintained all-weather surface. Parking requirements can be found in [Appendix E-500](#).

5. Services.

- a. Water. Water is available on the north side of East Emmett Avenue.
- b. Sanitary Sewer. Sanitary sewer is available on the south side of East Emmett Avenue.
- c. Electricity. Electricity is available provided by Evergy.
- d. Natural Gas. Natural gas is available provided by Kansas One Gas.
- e. Communications. Communications is available provided by Cox or AT&T.

6. Public health and safety. There is no anticipated detrimental effect to the public health or safety from the proposed use. The subject site is in a logical location for the proposed use in terms of surrounding properties' zoning and uses.
7. Adequacy of facility and lot size. The size of the lot is adequate for the proposed use.
8. Signs. The applicant has not requested any signage at this point in time.
9. Review by fire marshal for designation. Sedgwick County Fire District 1 had no comment.
10. Other considerations as appropriate.
 - a. Landscaping. The requirement for a landscaped street yard has been waived pursuant to [Appendix E-501.D.h](#) of the City Code due to the fact that the subject property is zoned "LI" Light Industrial and located on a collector street with industrially zoned properties on all sides.
 - b. Business license. The applicant will be required to submit a business license following the approval of this conditional use and the sale of the subject property in order to operate his trucking business on the subject site.

RECOMMENDATION

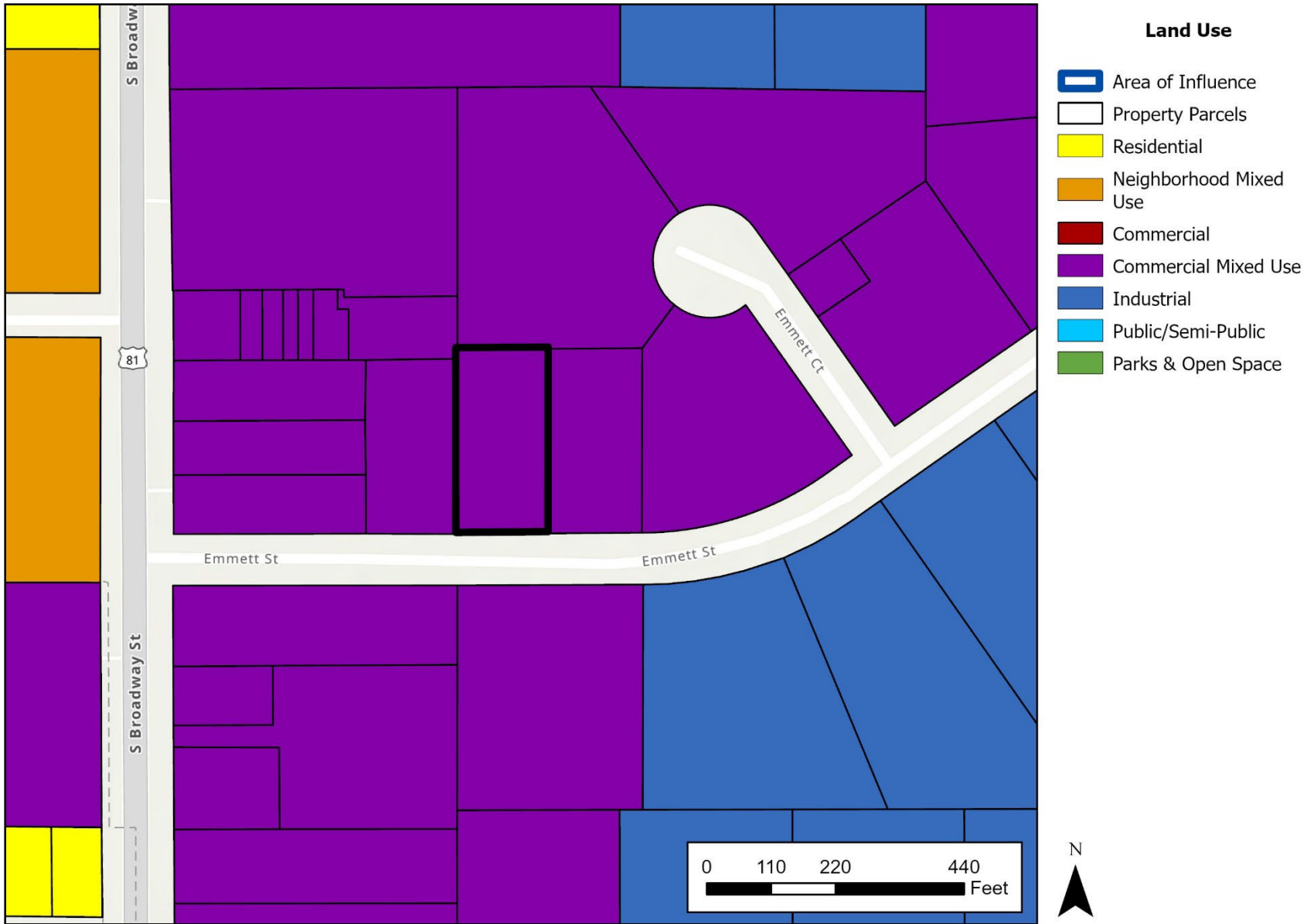
Based upon provided information, planning staff recommends that the conditional use request be **APPROVED**, with the following conditions:

1. A detailed site plan shall be approved by the Planning and Zoning Administrator addressing in detail the extent and use of the entire property, including designation of uses for outdoor areas on the property, access to the property, and fence height, location, and material.
2. The site shall comply with all special use conditions of the City Code found in [Section 16A-400](#) concerning Vehicle Storage Yards.
3. The storage of inoperable vehicles is not allowed.

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos





Looking north toward the site.



Looking west away from the site.



Looking south away from the site.



Looking east away from the site.





Haysville Planning Commission Staff Report

CON 2026-001

CASE SUMMARY

Property Location: Generally located ¼ mile east of South Broadway Avenue and ¼ mile south of East 71st Street South along the east side of South Pirner Drive

Applicant: City of Haysville (property owner)

Request: To allow a 60-foot tall Wireless Antenna Tower

Reason for Request: For an east side antenna connection to assist the Public Works Sensus Meter System

Prepared By: Kailyn Hogan, Planning and Zoning Administrator

Meeting Date: March 26, 2026

Public Hearing: Required, to be held by the Planning Commission

Required Applications:

Conditional Use	To allow a Wireless Antenna Tower in the “LI” Light Industrial District
------------------------	---

ANTICIPATED MEETING SCHEDULE

Body	Meeting Date	Action
Planning Commission	March 26, 2026	Hold required public hearing. Make a recommendation for approval, approval with modifications, or denial of the request. Recommendation is forwarded to City Council.
City Council	April 13, 2026	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

SITE DATA

Legal Description	Reserve A, Grand Avenue Industrial Park 3 rd Addition to Haysville, Sedgwick County, Kansas
Existing Zoning	“LI” Light Industrial
Lot Area	53,309 square feet / 1.224 acres
Future Land Use	Industrial
Built Form	Stormwater detention pond

BACKGROUND

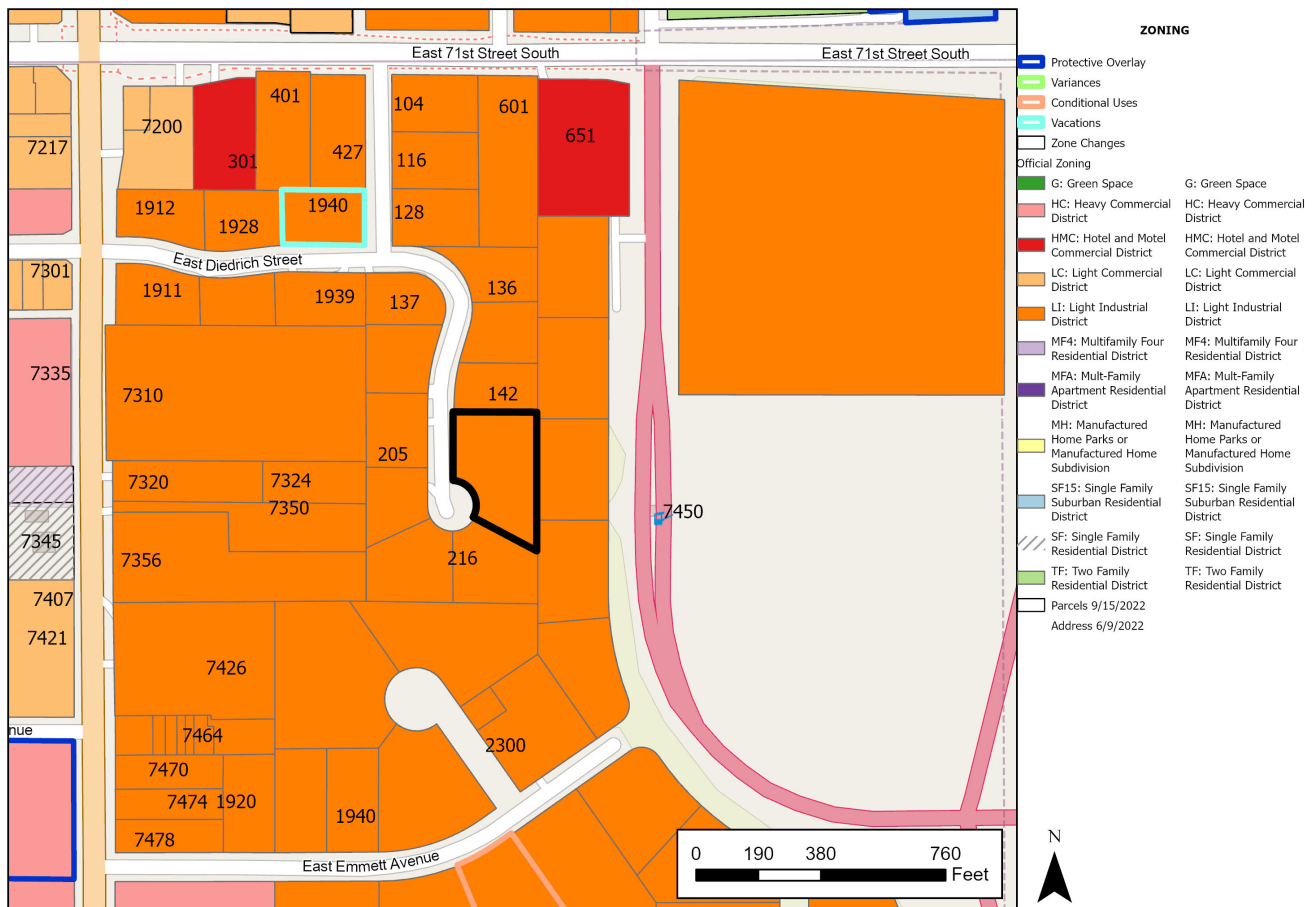
SITE DESCRIPTION AND PRESENT USE. The City is requesting a conditional use to allow a 60-foot tall Wireless Antenna Tower in the “LI” Light Industrial District on a 1.224 acre property. The subject site is generally located ¼ mile east of South Broadway Avenue and ¼ mile south of East 71st Street South along the east side of South Pirner Drive. The subject site was platted as Reserve A in the Grand Avenue Industrial Park 3rd Addition to Haysville in 2000 and dedicated for utilities, drainage, landscaping and open space. It is currently developed with a stormwater detention pond and one of the City’s stormwater pump stations. There are no other known zoning cases associated with the property.

The subject site has access to South Pirner Drive, a two-lane paved road, via a gravel driveway. The site has access to water and sewer but is connected to neither.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The character of the neighborhood is industrial. All properties surrounding the subject property are zoned “LI” Light Industrial.

ADJACENT ZONING AND LAND USE.

NORTH:	“LI” Light Industrial	Warehousing and upholstery services
SOUTH:	“LI” Light Industrial	Landscaping services
EAST:	“LI” Light Industrial	Undeveloped
WEST:	“LI” Light Industrial	Aircraft manufacturing



PROJECT DESCRIPTION. The City is requesting this conditional use to allow for the construction of a 60-foot tall Wireless Antenna Tower. The antenna tower will be used to assist the City of Haysville Public Works Sensus Meter System, utilized by the water department. Currently, the water department only has one antenna for the system, and it is located on the water tower on the west side of town. This new tower would give the system an east side connection. The tower will be constructed on the northeast corner of the subject site, just southwest of the stormwater pump station existing on the lot.

Per the City Code, Wireless Antenna Towers require Conditional Use approval in the “LI” Light Industrial zoning district. The applicant is also required to submit a Wireless Communication Facility application, which is subject to administrative approval. This information can be found in [Appendix E-505](#) of the City Code.

A Wireless Antenna Tower is a type of Wireless Communication Facility, which is defined as a lot containing equipment at a fixed location that enables wireless communication between user equipment and a communications network, including, but not limited to:

- (A) A wireless support structure consisting of a freestanding support structure, guyed, or self-supporting tower or other suitable existing or alternative structure designed to support or capable of supporting wireless facilities;
- (B) A base station that supports or houses an antenna, transceiver, coaxial cables or other associated equipment at a specific site that is authorized to communicate with mobile stations, generally consisted of radio transceivers, antennas, coaxial cables, power supplies and other associated electronics;
- (C) Equipment associated with wireless services such as private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul; and
- (D) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies and comparable equipment, regardless of technological configuration.

This definition can be found in [Section 16A-202](#) of the City Code.

PUBLIC COMMENTS. The public hearing notice was published on March 5, 2026. At the time of publication, staff had received one informational request from the public about the conditional use. Comments received after the publication of this staff report will be distributed at the meeting.

On March 11, 2026 at 9:24 a.m., a representative for American Tower (Spectrasite Communications LLC) reached out to staff for additional information about the proposed conditional use after receiving the notice of the public hearing in the mail. Spectrasite owns a tower approximately 500 feet south of the subject site along the north side of Emmett Court. The representative did not indicate an opinion on the proposed conditional use.

ANALYSIS

CONFORMANCE TO CURRENT PLANS AND POLICIES. The proposed conditional use is generally in conformance to associated plans and policies.

The *City of Haysville’s Comprehensive Plan* includes the 2023 Land Use Plan Map. The Map dedicates the subject site as appropriate for Industrial Uses. Industrial Uses have been defined as “containing heavy and light industrial land uses that may include manufacturing, warehousing, storage, and processing of raw materials.” The proposed use, a Wireless Antenna Tower, is best suited for sites dedicated as appropriate for Public and Semi-Public Uses; however, considering the subject property is unusable for proper industrial development due

to its constraints as a reserve, the proposed use complies with the overall spirit and intent of the Zoning Regulations and the *Comprehensive Plan*.

RESPONSES FROM ADMINISTRATIVE REVIEW AND AFFECTED PROPERTY OWNERS.

There were no comments submitted from utilities or Sedgwick County during the administrative review period for the proposed conditional use. See public comment section above for responses from affected property owners.

FINDINGS. The following criteria shall be evaluated as they relate to the specific case being considered, and such stipulation as deemed appropriate in relation to any request for a conditional use may be developed by the Commission and incorporated into any recommendation in support of the requested conditional use.

1. Access and traffic load and/or flow.
 - a. Access. Access to the site is provided via a gravel driveway off South Pirner Drive, a paved two-lane local road.
 - b. Traffic load. Minimal access to the site will be necessary after construction, so there is no anticipated impact to traffic load. Similar traffic load levels are expected as currently seen to maintain the stormwater pump station on the subject site.
 - c. Traffic flow. Minimal access to the site will be necessary after construction, so there is no anticipated impact to traffic flow.
2. Noise, light, and odor. There is no anticipated increase in odor, dust, smoke, noise, vibration, or light from this facility.
3. Screening and security fencing. The applicant does not have plans to screen the facility at this time. The Planning Commission will have to authorize an exemption from the specific requirements of Appendix E to allow the facility to be constructed without screening. Such exemption has been incorporated into staff's recommendation.

Requirements per [Appendix E-505.G.1.a](#). Site Development Regulations for Wireless Communication Facilities: *"Screening. Ground mounted accessory buildings, structures and equipment, which are visible from public ways or any other nearby property, must be screened with a solid wall at least 6-feet in height."*
4. Parking. No additional parking is needed for this facility.
5. Services.
 - a. Water. Water service is not needed for this project.
 - b. Sanitary Sewer. Sanitary sewer is not needed for this project.
 - c. Electricity. Electricity will be provided by Evergy.
 - d. Natural Gas. Natural gas is not needed for this project.
6. Public health and safety. When built to the standards of the City's zoning and building codes, there is no anticipated detrimental effect on public health or safety.

7. Adequacy of facility and lot size. The size of the proposed facility appears to be adequate; the attached site plan shows the anticipated layout.
8. Signs. The applicant does not have plans for any signage at this time.
9. Review by fire marshal for designation. Sedgwick County Fire District 1 had no comment.
10. Other considerations as appropriate. None.

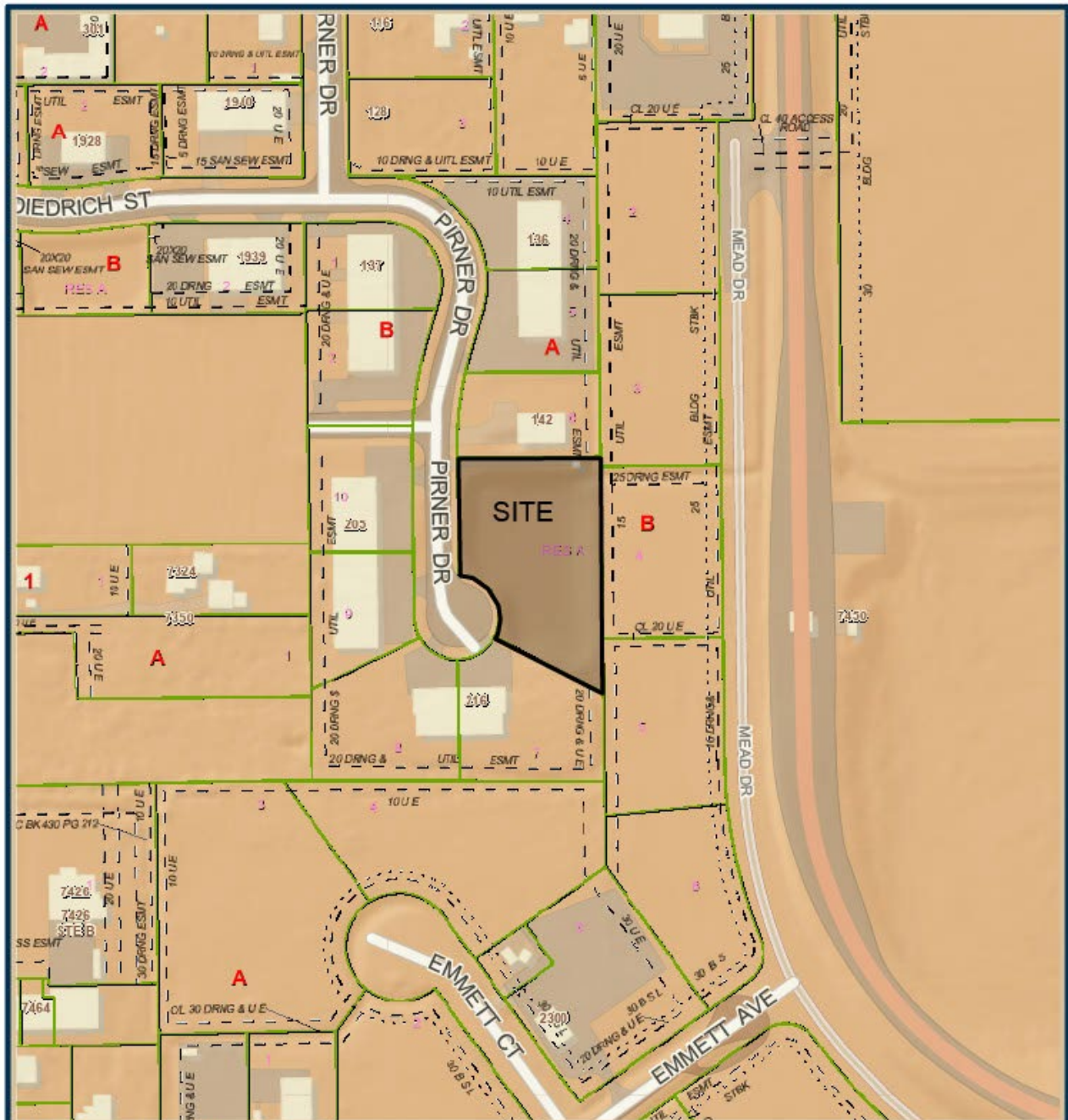
RECOMMENDATION

Based upon provided information, planning staff recommends that the conditional use request be **APPROVED**, with the following conditions:

1. The facility shall be exempt from the screening requirements of [Appendix E-505.G.1.a](#) of the Zoning Regulations.

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos
4. Site Plans



Date: 1/27/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

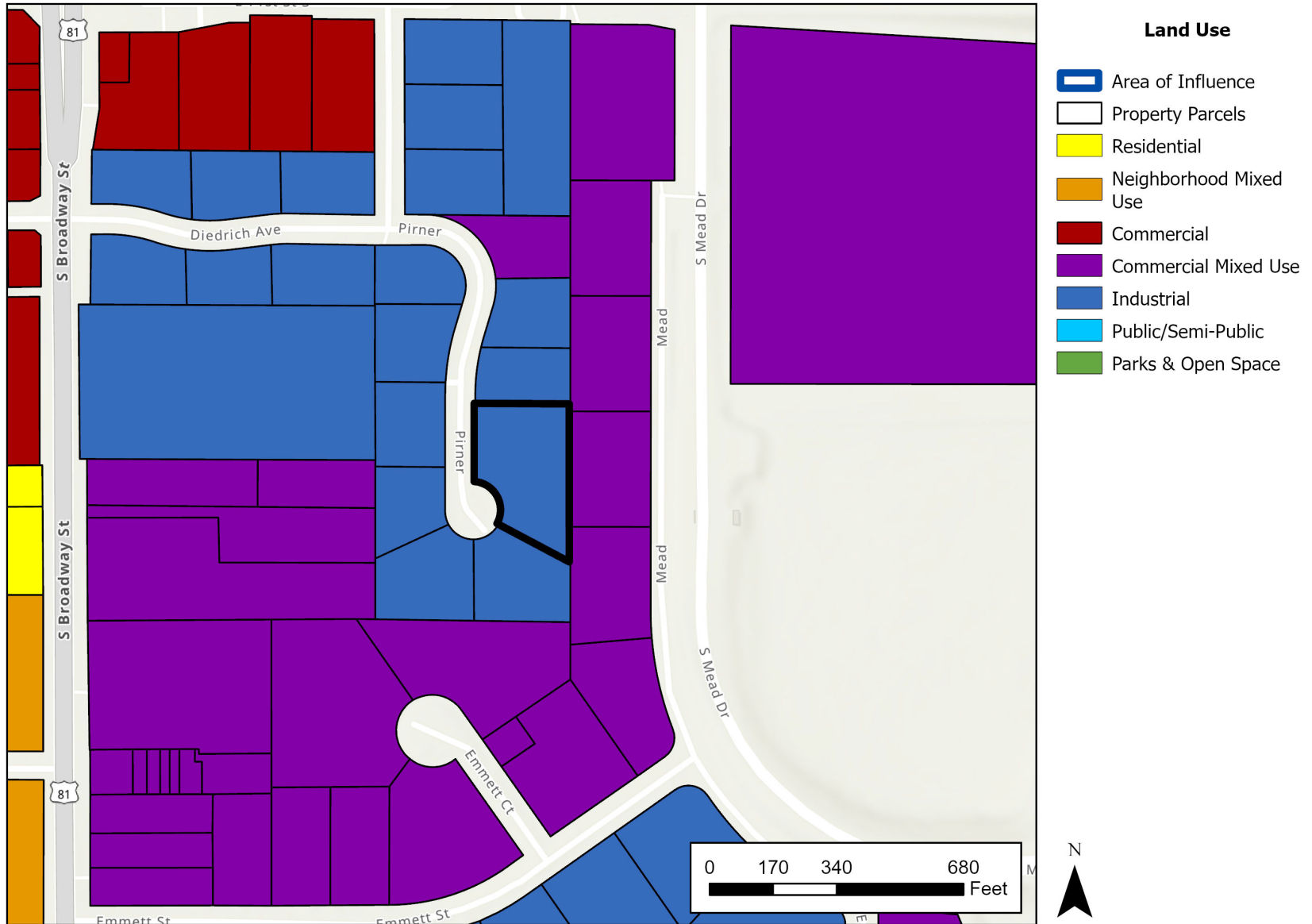
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

© 2026 Sedgwick County Kansas Government. All rights reserved.

Aerial Map

Sedgwick County, Kansas





Looking east towards the site.



Looking south towards site.



Looking west away from the site.



Looking north away from site.



Location of proposed antenna tower marked with flags.





Geographic Information Services
 Sedgwick County...
 working for you

Date: 3/10/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

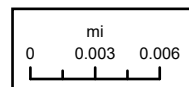
© 2026 Sedgwick County Kansas Government.
 All rights reserved.

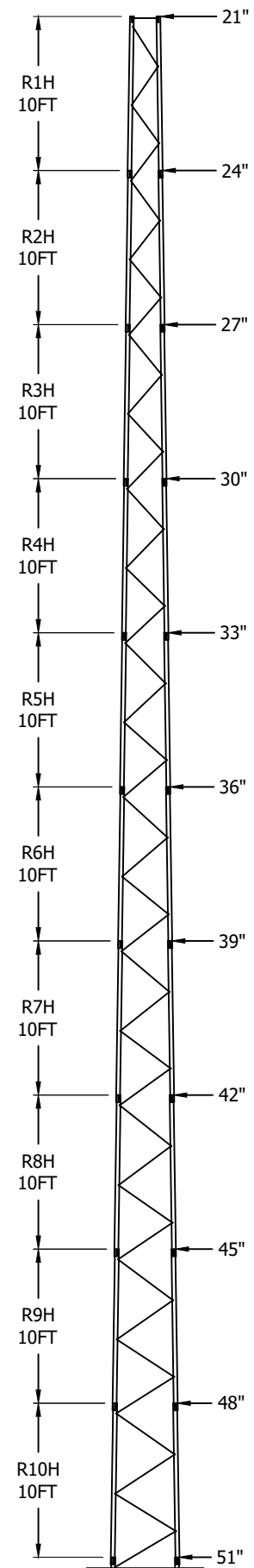
My Map

Sedgwick County, Kansas



1:564





FACE WIDTH

RSL TOWER DESIGN LOADING ACCORDING TO ANSI/TIA-222-H

3-SECOND GUST WIND SPEEDS AT 33 FT ABOVE GRADE (MPH) BASED ON DESIRED RISK CATEGORY
TOPOGRAPHIC CATEGORY 1, EXPOSURE CATEGORY B & C, $Z_s = 0$ FT. ANSI/TIA-222-H

TOWER HEIGHT (FT)	SECTIONS	TOWER KIT P/N	ALLOWABLE EFFECTIVE PROJECTED AREA, EPA (FT ²) 3-SECOND GUST WIND SPEED WITHOUT ICE (MPH)													
			EXPOSURE B							EXPOSURE C						
			90	100	110	115	120	130	140	90	100	110	115	120	130	140
100	R1H - R10H	RSL100H10	56	35	20	14	-	-	-	41	22	3	1	-	-	-
90	R1H - R9H	RSL90H19	61	42	28	22	17	-	-	38	23	12	7	3	-	-
	R2H - R10H	RSL90H20	76	52	35	28	21	-	-	47	28	15	9	4	-	-
80	R1H - R8H	RSL80H18	65	45	31	25	20	-	-	40	25	14	9	5	-	-
	R2H - R9H	RSL80H29	80	63	46	39	33	22	-	48	39	26	20	15	6	-
	R3H - R10H	RSL80H30	80	73	53	44	37	25	-	66	45	29	23	17	8	-
70	R1H - R7H	RSL70H17	73	52	37	30	25	16	-	46	30	15	14	9	1	-
	R2H - R8H	RSL70H28	80	67	49	42	36	26	17	60	42	29	23	19	11	4
	R3H - R9H	RSL70H39	80	80	70	61	53	39	28	80	61	43	36	30	20	11
	R4H - R10H	RSL70H40	80	80	76	66	57	43	31	80	66	47	40	33	22	13
60	R1H - R6H	RSL60H16	80	75	56	49	42	31	23	67	48	34	29	24	15	9
	R4H - R9H	RSL60H49	80	80	80	80	77	61	48	80	80	65	57	49	37	27
	R5H - R10H	RSL60H50	80	80	80	80	80	66	52	80	80	71	61	54	40	30
50	R1H - R5H	RSL50H15	80	80	76	68	60	47	37	80	66	50	43	38	28	21
	R5H - R9H	RSL50H59	80	80	80	80	80	80	74	80	80	80	80	75	60	47
	R6H - R10H	RSL50H60	80	80	80	80	80	80	80	80	80	80	80	80	65	51
40	R1H - R4H	RSL40H14	80	80	80	80	80	69	56	80	80	71	63	56	45	36
	R7H - R10H	RSL40H70	80	80	80	80	80	80	80	80	80	80	80	80	80	80
30	R1H - R3H	RSL30H13	80	80	80	80	80	80	80	80	80	80	80	80	70	58
	R8H - R10H	RSL30H80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
20	R1H - R2H	RSL20H12	80	80	80	80	80	80	80	80	80	80	80	80	80	80
	R9H - R10H	RSL20H90	80	80	80	80	80	80	80	80	80	80	80	80	80	80

(2) 1/2 INCH LINES ON A WAVEGUIDE LADDER, (1) 3/8 INCH SAFETY CABLE
 MAXIMUM APPURTENANCE WEIGHT: 500 LBS WITHOUT ICE AND 1,000 LBS WITH ICE
 TABULATED EPA VALUES INCREASED 100% FOR ICE LOADING CONDITION
 TABULATED EPA VALUES LIMITED TO A MAXIMUM OF 80 SQ FT
 $k_d=1.0$ FOR ALL TABULATED EPA

ICE LOADING CRITERIA

MAXIMUM RADIAL GLAZE ICE THICKNESS
 CONCURRENT WITH 40 MPH 3-SECOND GUST
 WIND SPEED 33 FT ABOVE GRADE
 TOPOGRAPHIC CATEGORY 1
 EXPOSURE CATEGORY C
 ANSI/TIA-222-H

RISK CATEGORY	ASCE 7-16 500-YR MRI
I	N/A*
II	0.50
III	0.43
IV	0.41

EARTHQUAKE LOADING CRITERIA

S_s = SPECTRAL RESPONSE ACCELERATION
 PARAMETER AT SHORT PERIODS
 S_1 = SPECTRAL RESPONSE ACCELERATION
 PARAMETER AT 1 SECOND PERIOD
 T_L = LONG PERIOD TRANSITION PERIOD
 SITE CLASS D
 ANSI/TIA-222-H

RISK CATEGORY	MAX S_s	MAX S_1	T_L
I	N/A*	N/A*	N/A*
II	2.50	1.00	6.00
III	2.00	0.80	6.00
IV	1.67	0.67	6.00

*ICE AND EARTHQUAKE LOADING NEED NOT BE CONSIDERED FOR RISK CATEGORY I STRUCTURES.

GENERAL NOTES

- THE SUITABILITY OF THE TABULATED TOWER DESIGN CRITERIA FOR A SPECIFIC APPLICATION MUST BE VERIFIED PRIOR TO INSTALLATION BY THE PURCHASER BASED ON SITE-SPECIFIC DATA AND THE INTENDED USE OF THE STRUCTURE.
- ALL USERS ARE SOLELY RESPONSIBLE FOR THE INSTALLATION, USE, MAINTENANCE, INSPECTION, CONDITION ASSESSMENTS AND OTHER WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THE TABULATED ALLOWABLE EFFECTIVE PROJECTED AREAS (EPA) REPRESENT THE SUMMATION OF THE PROJECTED AREAS OF ALL ANTENNAS, MOUNTS, AND APPURTENANCES MULTIPLIED BY APPROPRIATE DRAG FACTORS. THE ALLOWABLE PROJECTED AREAS ARE ASSUMED TO BE PLACED SYMMETRICALLY ON THE STRUCTURE. LOWER EPA VALUES MAY APPLY FOR OTHER EPA ARRANGEMENTS.
- THE FOLLOWING MATERIAL SPECIFICATIONS APPLY TO THE TOWER DESIGN:
 LEG SIZE: U 2-3/4" X 1/4" 65 KSI MINIMUM YIELD STRENGTH
 BRACE SIZE: Ø1-1/4" X 16GA 50 KSI MINIMUM YIELD STRENGTH
 STRUCTURAL STEEL: 50 KSI MINIMUM YIELD STRENGTH
 FASTENERS: 120 KSI MINIMUM TENSILE STRENGTH
 ANCHOR RODS: 125 KSI MINIMUM TENSILE STRENGTH
 GALVANIZING: PER ANSI/TIA-222-H
- TOWER FABRICATION SHALL BE BY ROHN PRODUCTS, LLC, CERTIFIED AISC FABRICATOR.
- THE TOWER DESIGN ASSUMES INSTALLATION ON A PROPERLY DRAINED LEVEL SITE. THE TOWER DESIGN MAY REQUIRE MODIFICATIONS FOR INSTALLATIONS ON SITES WITH A SLOPING GRADE OR FOR TOWERS SUPPORTED ON OTHER STRUCTURES.
- INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/TIA-222-H. INITIAL CONSTRUCTION INSPECTION REQUIREMENTS SHALL BE DETERMINED AND PERFORMED BY THE PURCHASER BASED ON THE LOCATION AND USE OF THE STRUCTURE.
- SAFETY, STRENGTH AND STABILITY REQUIREMENTS FOR THE STRUCTURE FOR CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE IN ACCORDANCE WITH ANSI/ASSE A10.48, "CRITERIA FOR SAFETY PRACTICES WITH THE CONSTRUCTION, DEMOLITION, MODIFICATION AND MAINTENANCE OF COMMUNICATION STRUCTURES" AND ALL APPLICABLE INDUSTRY, LOCAL, STATE AND FEDERAL REGULATIONS AND STANDARDS.
- ALL RIGGING, SAFETY EQUIPMENT AND TEMPORARY SUPPORTS REQUIRED FOR CONSTRUCTION AND MAINTENANCE SHALL BE DETERMINED, FURNISHED AND INSTALLED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS CHOSEN BY THE CONTRACTOR. ALL CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE PERFORMED BY COMPETENT, QUALIFIED AND TRAINED PERSONNEL.
- FIELD CONNECTIONS SHALL BE BOLTED. NO FIELD WELDING SHALL BE ALLOWED.
- UNLESS OTHERWISE SPECIFIED, BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION WITH A NUT-LOCKING DEVICE IN ACCORDANCE WITH ANSI/TIA-222-H WITH NO MINIMUM INSTALLED BOLT TENSION OR TORQUE VALUES REQUIRED.
- STEP BOLTS SHALL BE INSTALLED AS A CLIMBING FACILITY IN ACCORDANCE WITH ANSI/TIA-222-H FOR CLIMBING THE ENTIRE HEIGHT OF THE STRUCTURE. CLIMBING SHALL BE RESTRICTED TO COMPETENT CLIMBERS ONLY.
- A SAFETY CLIMB SYSTEM SHALL BE USED IN ACCORDANCE WITH ANSI/TIA-222-H. ALL CLIMBING FACILITIES, INCLUDING SAFETY CLIMB SYSTEMS, SHALL BE INSPECTED PRIOR TO EACH USE.
- PURCHASER SHALL VERIFY THAT THE INSTALLATION IS IN CONFORMANCE WITH ALL APPLICABLE INDUSTRY, LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR GROUNDING AND OBSTRUCTION MARKING.
- MAINTENANCE AND CONDITION ASSESSMENTS SHALL BE PERFORMED OVER THE LIFE OF THE STRUCTURE IN ACCORDANCE WITH ANSI/TIA-222-H.
- FOUNDATIONS SHALL BE DESIGNED TO SUPPORT THE TABULATED FACTORED REACTIONS FOR THE CONDITIONS EXISTING AT THE SITE.
- THE PROPER DEVELOPMENT OF ANCHOR RODS FOR THE TOWER SHALL BE VERIFIED BY THE FOUNDATION ENGINEER.
- THE RSL STANDARD TOP MAST IS DESIGNED TO SUPPORT A MAXIMUM EPA OF 5 SQUARE FEET WITH 100 POUNDS VERTICAL LOAD. OTHER OPTIONAL TOP MOUNTS ARE AVAILABLE UPON REQUEST. ALL OTHER LOADING IS ASSUMED TO BE MOUNTED TO THE TOWER BELOW THE TOP MAST.

FILE NO.

REVISIONS				
REV	DESCRIPTION	DWN	CHK	APP



PO BOX 5999
 PEORIA, IL 61601-5999
 TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

RSL TOWER HEAVY TUBE BRACING

DWN: SWG	CHK'D: JHY	DATE: 06/09/2022
ENG'R: SY	SHEET #: 1 OF 1	
PRJ. ENG'R: GKG	PRJ. MANG'R:	
DRAWING NO: RSL-D-H	REV: 0	

