HAYSVILLE PLANNING COMMISSION
& BOARD OF ZONING APPEALS

Agenda
November 12, 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 September 24, 2026

IV. Public Forum

V. Old Business

VI. New Business

A. Public Hearing for a Zone Change from LC Light Commercial to SF-5 Single-Family Residential for property generally located at the northwest corner of West 79th Street South and South Meridian Avenue

B. Public Hearing to consider a Major Modification to the Historic District; Replacing the Wire House roof

VII. Correspondence

VIII. Off Agenda

A. Next Meeting Date

IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS
Minutes
September 24, 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 Brandon Trube, Debbie Coleman, Tim Aziere, Jared Mortensen, 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 August 27, 2026.

Motion by Trube, Second by Blood.
To approve the minutes as presented.
Trube aye, Aziere aye, Mortensen aye, Blood aye.
Coleman abstain.
Motion carried.

There was no Public Forum.

There was no Old Business.

Under new business was a Public Hearing to consider a Zone Change from SF-5 Single-Family Residential to LI Light Industrial for property generally located at 7335 S Broadway Ave.

Aziere opened the public hearing. No commissioners reported a conflict of interest or ex parte communications.

Hogan presented the staff report. Blood asked about the notification area radius for the case.

The applicant, **Johnny Jackson,** stated that he and his business partners bought the A-One Auto Salvage business and property in March 2026. They had talked to the Zoning Administrator in December 2025 before they bought the property and were aware they would need the zone change. They have cleaned up the property; added an electronic gate that requires a code, multiple cameras, and security lights; brought in additional asphalt millings; and removed all of the salvage vehicles. Jackson and his business partners promised the former owners that they would run the salvage yard for four years because they did an owner-carry purchase for the property. Right now, they are selling their inventory of salvage car parts online. If the zone change isn't approved, they will continue to run a salvage yard and bring vehicles back in. Jackson stated his original plan was to rezone only the front three acres but getting a survey would delay the rezoning a few months. Jackson stated they only need the front three acres for the business. A few developers have been interested in the rear six acres. Jackson stated he wouldn't be able to comply with the special use standards for vehicle storage yards, particularly paving the lot. Other storage facilities Jackson has seen in Derby and Mulvane use gravel.

There were no members of the public to speak. Aziere closed the public hearing.

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Trube asked if the property was grandfathered. Hogan and Aziere confirmed this.

Coleman asked about a trailer on the property. Jackson was not able to confirm its location.

Blood asked about the extension of Ward Parkway into the property. Aziere stated the road could be extended into the property for residential development, and Hogan stated that the road was originally planned to connect to a stub street in Orchard Acres addition. That stub street has since been vacated.

Mortensen asked about rezoning only a portion of the property with a protective overlay to limit its uses, while leaving the rear portion zoned residentially. There was a discussion on the procedure for this.

There was a discussion on whether gravel would qualify as a hard surface and what the requirement was for vehicle storage yards.

Aziere stated he would be more inclined to approve the zone change for only a portion of the property. Trube agreed. Carter suggested tabling the item.

There was more discussion on whether the property should be allowed to use gravel. Aziere asked if the applicant was willing to screen the property up to the current code. Jackson was not. He believes the existing tree row is sufficient.

There was further discussion on rezoning only a portion of the property and whether the applicant would meet the special use standards for vehicle storage yards. There was a discussion on whether the existing tree row would meet the requirements, what other options would, and how high the screening must be. Jackson expressed frustration that these requirements don't apply to the salvage yard, just his new businesses.

Motion by Trube, Second by Coleman.
To recommend denial of the zone change because the requested zoning doesn't conform to the city's land use map nor South Broadway Corridor Plan land use map and is inconsistent with Golden Factors 1, 2, 3, 5 and 6.
Trube aye, Coleman aye, Aziere aye, Mortensen aye.
Blood nay.
Motion carried.

Under new business was a Public Hearing to consider a Conditional Use to operate a Vehicle Storage Yard for property generally located at 7335 S Broadway Ave.

Aziere opened the public hearing. Aziere asked if the conditional use could still move forward with the recommended denial for the zone change. Hogan requested a motion still be made. No commissioners reported a conflict of interest or ex parte communications.

Hogan stated that since the zone change was recommended for denial, staff recommends the same for the conditional use. Approval of the zone change is required to approve the conditional use. There were no questions of staff.

Jackson asked what the commission's previous motion meant.

There were no members of the public to speak. Aziere closed the public hearing. There was no further discussion.

Motion by Trube, Second by Mortensen.
To recommend denial of the conditional use based on the previous motion to deny the zone change.
Trube aye, Coleman aye, Aziere aye, Mortensen aye.
Blood nay.
Motion carried.

Under new business was a Review of the South Broadway Corridor Plan.

Hogan presented an update on the implementation of the plan. Staff plans to adopt an access management policy this year based on the plan recommendations.

No action was taken.

There was no Correspondence.

Under off agenda was the next meeting date: Thursday, October 22, 2026,

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

The meeting adjourned at 6:51 p.m.

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Haysville Planning Commission Staff Report

ZON 2026-004

CASE SUMMARY

Property Location:	Generally located at the northwest corner of West 79th Street South and South Meridian Avenue
Applicant:	John E. Dugan Family Partnership, L.P. (property owner) / PEC (agent)
Request:	Zone Change from LC Light Commercial to SF-5 Single-Family Residential
Prepared By:	Kailyn Hogan, Planning and Zoning Administrator
Meeting Date:	November 12, 2026
Public Hearing:	Required, to be held by the Planning Commission

Required / Associated Applications:

Zone Change	To rezone property from LC w/ PO No. 4 to SF-5

ANTICIPATED MEETING SCHEDULE

Body	***Meeting Date***	***Action***
Planning Commission	November 12, 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	December 14, 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, Country Lakes Commercial Addition to Haysville
Existing Zoning	LC Light Commercial with Protective Overlay No. 4
Lot Area	259,784 square feet / 5.964 acres
Future Land Use	Commercial
Built Form	Undeveloped

BACKGROUND

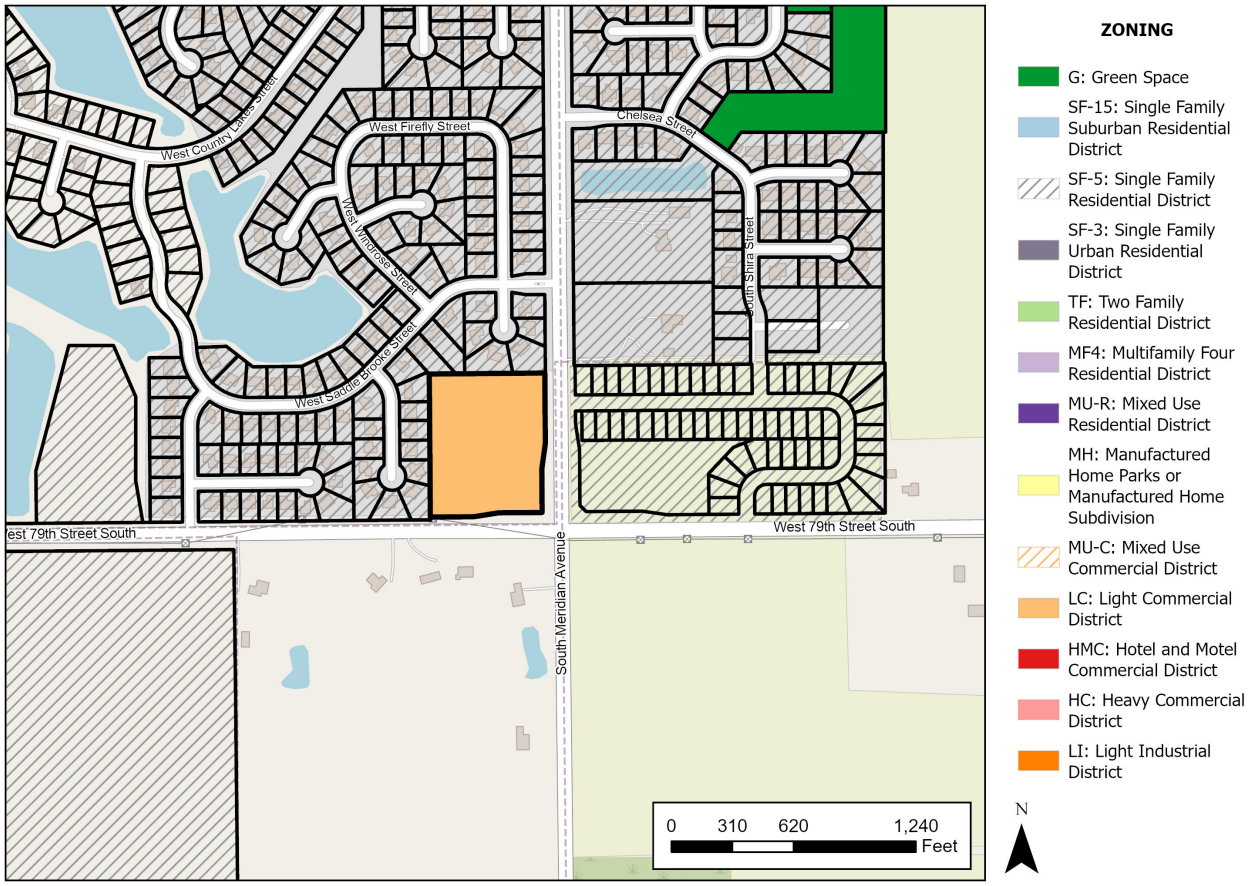
SITE DESCRIPTION AND PRESENT USE. The subject property is located at the northwest corner of W 79th Street S and S Meridian Avenue at the edge of city limits. It is just under 6 acres and is currently undeveloped. The property was platted as the Country Lakes Commercial Addition to Haysville in 2002. There are no other known zoning cases associated with the property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding neighborhood is residential. Properties to the north, east and west are zoned SF-5 Single-Family Residential and developed with or planned for single-family homes. Properties to the south are zoned RR Rural Residential and developed with single-family homes. Property to the southeast is also zoned RR Rural Residential but is an undeveloped farm field.

ADJACENT ZONING AND LAND USE.

NORTH:	SF-5 Single-Family Residential	Single-family homes
SOUTH:	RR Rural Residential	Large lot single-family homes / Undeveloped
EAST:	SF-5 Single-Family Residential	Single-family homes / Planned for single-family
WEST:	SF-5 Single-Family Residential	Single-family homes

City of Haysville Zoning Map:



Sedgwick County Zoning Map:



PROJECT DESCRIPTION. The applicant is requesting this zone change to build single-family homes on the property. The applicant will need to replat the property to further subdivide it for single-family development. Provided the zone change is approved, the preliminary and final plat will be reviewed by the Planning Commission at a later date.

Important note: *The applicant may address any questions related to the development of the site, but such proposed development is not a criteria in the consideration of this zone change. This review is only on evaluating the suitability of the property for the SF-5 Single-Family zoning district. Future development could include any use permitted under the SF-5 district regulations if the zone change is approved.*

PUBLIC COMMENTS. The public hearing notice was first published on October 22, 2026. At the time of publication of this staff report, staff had not received any comments. Comments received after the publication of this staff report will be distributed at the meeting.

ANALYSIS

The current zoning, LC Light Commercial, is generally suited for smaller-scale retail, office, and business uses while the requested zoning, SF-5 Single-Family Residential, is suited for low-density, single-family residential development. The table below compares the development standards from the City of Haysville Zoning Regulations for both zoning districts.

Development Standards	LC Light Commercial	SF-5 Single-Family Residential
Minimum lot area	3,150 sq ft	5,000 sq ft
Minimum lot width	35 ft	45 ft
Minimum lot depth	80 ft	80 ft
Front setback	10 ft	20 ft
Rear setback	10 ft	10 ft

Side setback	0 ft*	5 ft
Maximum height	55 ft	45 ft
Minimum Area of Dwelling	Not applicable	600 sq ft

*When a side setback is provided, a minimum distance of 5 feet shall be required.

The subject property exceeds the minimum lot area, lot width, and lot depth requirements. Staff has no concerns with the property or future development meeting the SF-5 district dimensional standards if the zone change were approved.

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 zone change may be developed by the commission and incorporated into any recommendation in support of the requested zone change.

1. *Zoning uses and character of the neighborhood.*

   The character of the neighborhood is residential with the majority of nearby land zoned SF-5 Single-Family Residential or RR Rural Residential and developed with single-family homes. The remaining land is undeveloped. The requested zoning district, SF-5, is appropriate given this context.

   Staff finds this in support of the zone change.

2. *Suitability of the subject property for the uses to which it has been restricted.*

   The property was platted specifically for commercial development and is of adequate size and location to be developed as such; however, it can be replatted for residential development.

   Staff finds this neither in support nor opposition of the zone change.

3. *Extent to which removal of the restrictions will detrimentally affect nearby property.*

   Staff does not foresee detrimental effects to nearby property as a result of the requested zone change.

   Staff finds this in support of the zone change.

4. *Length of time subject property has remained vacant as zoned.*

   The subject property has remained undeveloped since it was platted in 2002.

   Staff finds this in support of the zone change.

5. *Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant.*

   The public will likely stand to gain more from rezoning the property to SF-5 Single-Family Residential than keeping the existing zoning, LC Light Commercial. While living in close proximity to commercial businesses can be beneficial to business owners and residents, the Housing Assessment Tool conducted by the Kansas Department of Commerce in 2023 identified a need for more owner-occupied, single-family housing in Haysville.[1] The property is also unlikely to be developed commercially in the near future considering the lack of interest in the past 24 years.

   Staff finds this in support of the zone change.

6. *Conformance of the requested change to the adopted or recognized comprehensive plan.*

   The requested zone change is not in conformance with the City of Haysville's Comprehensive Plan. The City of Haysville's Comprehensive Plan includes the 2023 Land Use Map. On the map, the subject property is designated as appropriate for commercial uses. The SF-5 Single-Family Residential zoning district is generally compatible with the "Residential" designations on the Land Use Map. The South Meridian Corridor Plan also identifies the subject property as appropriate for commercial uses in its proposed land use map.

   Because major intersections tend to be where commercial activity clusters, all major intersections in the City are designated as "Commercial" on the Land Use Map; however, there does not appear to be a significant draw for commercial activity at this intersection considering how long the property has been vacant. The Land Use Map may be outdated in this circumstance.

   Staff finds this in support of the zone change.

7. *Impact of the proposed development on community facilities.*

   Staff does not foresee a negative impact on community facilities as a result of the requested zone change. Water and sewer are available for extension. The current road configuration will be able to handle the increased traffic (a single lane has the capacity for 600-1,600 people per hour[2]), and, considering the requested development is single-family homes, there will not be a significant increase in population to negatively affect schools, police or fire.

   Staff finds this in support of the zone change.

8. *Opposition or support of neighborhood residents.*

   At the time of publication of this staff report, staff had not received any comment on the zone change.

   Staff finds this in support of the zone change.

RECOMMENDATION

Based upon information available prior to the public hearing, planning staff recommends that the request for a zone change from LC Light Commercial with Protective Overlay No. 4 to SF-5 Single-Family Residential be **APPROVED, subject to replatting.** This recommendation is based on the above listed findings.

Important note: *The Planning Commission may establish a protective overlay and/or additional conditions beyond staff's recommendation. Any conditions imposed upon the property must be designed to remedy a harm to the public or to address a need for public services likely to result from the proposed development. The conditions must also be roughly proportionate to the extent of harm or need for services. Additional conditions shall be related to the following:*

1. *Prohibit otherwise permitted or conditional uses and accessory uses; or make an otherwise permitted use a conditional use;*
2. *Decrease the number or average density of dwelling units that may be constructed on the site;*
3. *Increase minimum lot size or lot width;*
4. *Increase minimum setback requirements;*
5. *Restrict access to abutting properties and nearby roads, including specific design features; and*
6. *Any other specific development standards required or authorized by the Zoning Regulations (landscaping, screening, signage, parking, aesthetic requirements, etc.).*

ATTACHMENTS

1. Aerial Map
2. Land Use Map
3. Site Photos
4. Ordinance No. 790 establishing Protective Overlay No. 4

RESOURCES

1. Haysville Housing Assessment Tool, Kansas Department of Commerce
2. Transit Street Design Guide, National Association of City Transportation Officials (NACTO)


SCHOOLHOUSE
COUNT
BLUE S
MERIDIAN AV
SHIRA
CHELSEA
Kirby Park
FIREFLY
ERIN
MELVIN
SHIRA
WINDROSE
WINDROSE
BLUESTEM
SADDLEBROOKE
SITE
LAKEVIEW
79TH ST S
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Sedgwick County...
working for you
Date: 10/21/2026
Aerial Map
Sedgwick County, Kansas
© 2026 Sedgwick County Kansas Government
All rights reserved.
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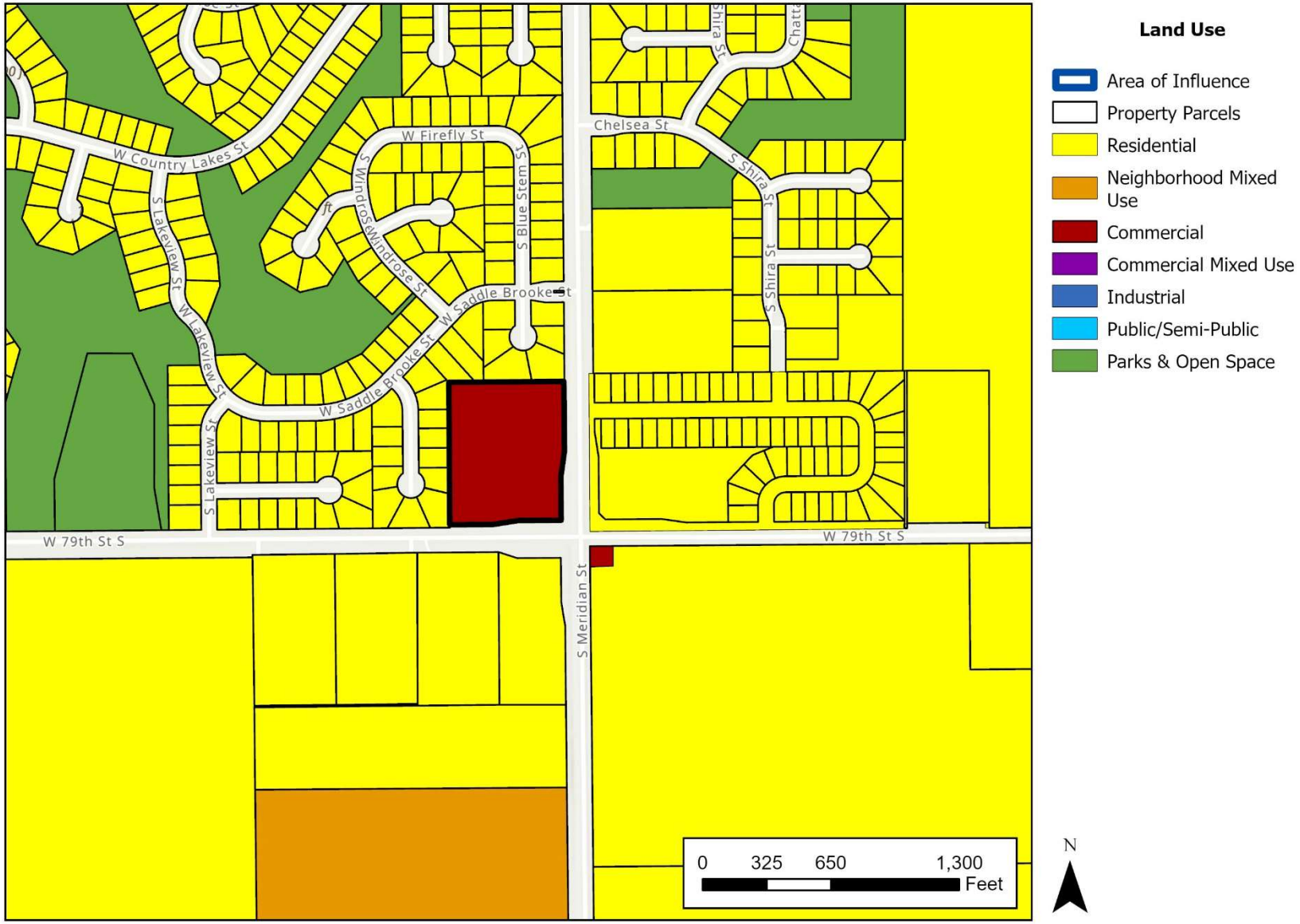
Land Use
Area of Influence
Property Parcels
Residential
Neighborhood Mixed Use
Commercial
Commercial Mixed Use
Industrial
Public/Semi-Public
Parks & Open Space
W Country Lakes St
W Firefly St
S Windrose/Windrose St
S Blue Stem St
W Saddle Brooke St
S Lakeview St
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W 79th St S
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S Meridian St
Chelsea St
S Shira St
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0 325 650 1,300
Feet
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Looking north towards property



Looking southeast away from property



Looking northeast away from property



Looking southwest away from property



The Haysville Times
(First published in ~~The Daily Reporter~~ on March 2, 2001.)

ORDINANCE NO: 790

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION FROM "A" TO "D" AND "P-O"ON CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF HAYSVILLE, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HAYSVILLE, KANSAS:

SECTION 1: The zoning is hereby changed from "A" Single Family to "D" Light Commercial and "P-O" Protective Overlay District No. 4, on the following described property within the corporate city limits of the City of Haysville, Kansas, to-wit:

The east 525.0 feet of the south 632.23 feet of the Southeast Quarter of Section 1, Township 29 South, Range 1 West of the 6th Principal Meridian.

SECTION 2: This change in zoning is subject to the following protective overlay restrictions:

1. PERMITTED USES: All uses permitted in "D" Light Commercial District, except for the following: advertising signs (off-site); amusement enterprises; feed, seed and commercial fertilizer sales; hospitals and sanitariums; ice or skating rink; liquor store; pawn shop; food service establishments with a drive-up window; automobile service centers and related parts and accessory sales. Conditional uses are permitted as provided for, except for automobile sales and equipment rental. Automobile service centers and related parts and accessory sales uses shall be limited to convenience stores only.

2. LANDSCAPE BUFFER: A twenty (20) foot landscape buffer shall be required along the property lines where across the street from residential uses. A landscape plan, prepared by a landscape architect, indicating the location, type, and specifications of plant material and method of providing water shall be submitted to the City for review and approval prior to the issuance of building permit(s) on the subject property. A financial guarantee for the plant materials approved in the landscape plan shall be required prior to the issuance of any occupancy permit if the required landscaping has not been planted. The landscape buffer must comply with the city's landscaping ordinance.

3. SCREENING: A five (5) to eight (8) foot solid or semi-solid wall shall be constructed of stone, masonry, brick, architectural tile or other similar material (not including woven wire or wood) along the north and west property lines. A three (3) to four (4) foot berm with shrubbery on top shall be along the south property line. All walls, fencing, berms and shrubbery shall be maintained and kept in good repair. Screening of all dumpsters, outside storage, and utilities such as air conditioning units, shall be constructed of materials to match, and preferably will be connected to the buildings they support. No dumpsters, outside storage, and utilities such as air conditioning units shall be visible from adjoining presidential properties.

4. SIGNAGE: Freestanding signs shall be limited to one monumental-style sign per business not to exceed eight (8) feet in height. Each sign is permitted 100 square feet of signage per sign face, and shall be spaced a minimum of 150 feet apart regardless of how the property is leased or sold. There shall be no portable or off-site signs permitted.

5. ARCHITECTURAL DESIGN: All building walls and roof must employ predominately earth-tone colors with vivid colors limited to incidental accent. All building elevations shall have residential design elements, such as pitched roofs and building materials, and employ the same predominate materials, color and texture.

6. LIGHTING: Light poles shall be limited to a maximum height of 20 feet. Light poles shall be of the same color and design and shall have cut-off fixtures which direct light away from nearby residential areas. Halogen lighting for the development shall be prohibited.

7. MIMIMUM BUILDING SETBACKS: There shall be a 35 foot front building setback along the Meridian and 79th Street Frontages and a 30 foot building setback along the north and west property lines where adjacent to residential uses.

8. MAXIMUM BUILDING HEIGHT: All buildings shall not exceed one story in height with a maximum height of 30 feet.

SECTION 3: The transfer of the title on all or any portion of the land included in the development does not constitute a termination of the plan or any portion thereof; but said plan shall run with the land for development and be binding upon the present land

owners, their successors and assigns and their lessees unless amended. However, the Public Works Director, or his or her designee, may approve minor adjustments to the conditions in this overlay, consistent with the approved development plan, without filing a formal amendment.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: This Ordinance shall take effect and be in force from and after its publication in the official City Newspaper.

PASSED AND APPROVED by the Governing Body of the City of Haysville, Kansas, this 26th day of February, 2001.

Bruce Armstrong, Mayor

Carol McBeath, City Clerk

VERIFICATION OF PASSAGE OF THIS ORDINANCE. MINUTES BOOK Page_____

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CITY OF HAYSVILLE, KANSAS

PLANNING AND ZONING DEPARTMENT – 200 WEST GRAND AVENUE, P.O. BOX 404
HAYSVILLE, KANSAS 67060 – PH (316) 529-5900 | FAX (316) 529-5925

TO: Haysville Planning Commission

FROM: Kailyn Hogan, Planning and Zoning Administrator

SUBJECT: Wire House Roof

DATE: November 12, 2026

At Gathering at the Gazebo on Saturday, September 26th, staff discovered a leak in the Wire House roof. Staff is unsure how long the roof has been leaking, but has taken steps to protect furniture around the area.

The Wire House currently has wood shake shingles, which were installed sometime within the last 20 years after the house was acquired by the Haysville Historic Committee. Due to the nature of wood shake, repairing the roof will require a complete replacement. Roofing contractors have recommended replacing the wood shake with synthetic shake or asphalt. Wood shake is one of the most expensive roofing materials today and is much harder to source than it used to be. It also generally does not last as long as synthetic or asphalt options.

Because the Wire House is located within Haysville's Historic District, the roof cannot simply be replaced with a different material without additional approvals. Replacing the roofing material with anything other than wood shake is considered a "major modification" to the historic district under the City's Historic Preservation Regulations (Appendix C of the City Code). Major modifications require Historic Committee approval, Planning Commission recommendation following a public hearing, and approval from the governing body.

At a special meeting on October 27, 2026, the Haysville Historic Committee approved the replacement of the roof with asphalt shingles. The public hearing notice for today's meeting was published on October 22, 2026. Staff has not received any comments.

The estimated replacement cost is less than the insurance deductible; therefore, insurance will not cover the expense. On November 2, 2026, the Park Board approved up to $15,000 to replace the roof. The Historic Buildings & Grounds fund and the Historic Miscellaneous fund will cover any remaining costs.

SAMPLE MOTION: I move to recommend approval of the replacement and repair of the Wire House roof with asphalt shingles.

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