

HAYSVILLE PLANNING COMMISSION & BOARD OF ZONNING APPEALS

Agenda

October 28, 2021

7:00 p.m., Municipal Building, 200 W. Grand

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of September 23, 2021
- IV. Special Order of Business
 - A. Public Hearing to Consider a Zone Change Request from D to B, Grand Ave and S. Jane St.
- V. New Business
- VI. Old Business
- VII. Correspondence and Informational Reading
- VIII. Committee Updates
- IX. Off Agenda
- X. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes
September 23, 2021

The regular Planning Commission Meeting was called to order by Chairperson Tim Aziere at 7:00 p.m. in the Council Chambers at the Haysville Municipal Building, 200 W. Grand.

Those members present were: Tim Aziere, Fred Plummer, Debbie Coleman, and Jeff Blood. Also present was Deputy Administrative Officer Georgie Carter, and Planning & Zoning Administrator Jonathan Tardiff.

The first item of business was the Minutes of August 26, 2021.

Motion by Coleman

Second by Plummer

To approve the minutes as presented.

Aziere yea, Plummer yea, Coleman yea, Blood yea.

Motion carried.

Under special order of business was a public hearing to consider a Vacation of a Portion of platted easement Lot 1, Block B of the Hillcrest Addition to Haysville.

Aziere read the opening comments and stated he would entertain a motion to formally open the public hearing.

Motion by Coleman

Second by Plummer

To open the hearing.

Aziere yea, Plummer yea, Coleman yea, Blood yea.

Motion carried – the public hearing was opened.

Tardiff presented the staff report and stated the request was for the property located on Lot 1, Block B of the Hillcrest Addition more commonly known as 925 W. Alexander Dr. The owner was in the process of selling their home when it was discovered that a corner of their house is in the rear easement. This is preventing the sale of their home. The property owner submitted the request. Tardiff stated that after a discussion with Public Works, PEC provided the survey and legal description of a portion of platted easement to be vacated.

Tardiff stated the vacation of a portion of platted easement was first published in the Times Sentinel newspaper on September 2, 2021 and utility companies and area residents were contacted.

The Hillcrest Addition to Haysville was first platted in 1954, and the home was built in 1960. A copy of the plat along with the legal description of the vacation was presented.

Staff is recommending approval of the vacation request. Staff does not see any negative impact on the residents in the area. Vacating a portion of this northwest corner of easement will allow the house to be

sold and only affects those that reside in the home. Utility companies have been contacted, Kansas Gas and COX are located on the northeast side of the property. The sewer line and Evergy are located in the easement just outside the structure.

Aziere asked if any other surveys of the property was available. Tardiff stated they had not found any other surveys.

Aziere called for any other members of the public to speak. Josie Thompson and Aubrey Gallagher both of Reece Nichols Alliance Listing agent stated that the house itself is in the property boundaries and that the corner of the house is in the utility easement. There is nothing underneath the house and that this 6.68 feet by 13.07 feet area is sitting in the utility easement.

Jordan Elmore and Anisha May property owners were also present.

Motion by Coleman

Second by Plummer and Blood

To close the public hearing.

Aziere yea, Plummer yea, Coleman yea, Blood yea.

Motion carried

Aziere asked if Cox and Evergy can work around this easement. Tardiff stated they both had agreed to the portion of easement.

Carter stated that this was recently completed over the location of the backyard fence. The property has sold before, but a survey was never done.

Motion by Coleman

Second by Plummer

To approve a Vacation of a portion of Platted Easement Lot 1, Block B of the Hillcrest Addition to Haysville as presented.

Aziere yea, Plummer yea, Coleman yea, Blood yea.

Motion carried.

Under new business was a discussion of the zoning code.

Tardiff stated the zoning code had been emailed out and asked if anyone had any changes they wanted to look into.

Aziere mentioned he asked last time about accessory height limits and cargo containers, pods, and used as temporary storage.

Carter stated there was several parking issues that had come up in the past two weeks they would be looking at. Setback wording, parking lots in easements in commercial zoning, detached structures, and shooting range is not defined.

Coleman asked if any of the changes for legal nonconforming use would be grandfathered in. Carter stated we would have to check if use transfers with property owners if the use did not change.

Aziere said to email any suggesting's to Carter or Tardiff.

There was no old business.

There was no correspondence and informational reading.

Under committee updates Coleman stated that the Gathering at the Gazebo will be held on Saturday, September 25, 2021 6 to 8 pm. Food provided by the masonic lodge and a drink truck will be there. A band will be playing.

Carter stated a car seat safety check will be provided from 8 to noon at City Hall.

Tardiff mentioned the second WAMPO Bike Pedestrian Count will be on Saturday, September 25 from 12 - 2 pm at Grand and Main Street. The first count was this evening Thursday, September 23rd from 5 to 7 pm.

Under off agenda Carter mentioned Friday, September 24 we will be setting up the Traffic Counters. Aziere asked if we are voiding where the county is laying new roads. Carter stated yes.

Motion by Coleman

Second by Plummer

To adjourn tonight's meeting.

Aziere yea, Plummer yea, Coleman yea, Blood yea.

Motion carried.

The meeting adjourned at 7:17 PM.

Public Hearing Script

Proposed Zone Change Request

_____ Opening instructions: To protect the rights of all parties involved and in order to create an opportunity for everyone to speak their opinions and present information, the Haysville Planning Commission follows a specific procedure in reaching a decision. A copy is available by the door. Your attention to this procedure is appreciated.

_____ I would entertain a motion to open the public hearing.

_____ Those in favor? Those opposed?

_____ We are now formally open for the public hearing to consider the Zone Change Request for the City of Haysville.

_____ Do any members of the Planning Commission have a conflict of interest in this case? If so, please disqualify yourself from further action on this case. You may choose to speak as a member of the public.

_____ Have any members received any written or electronic communications on this matter? If so, please read or describe them.

_____ Will staff please present the staff report for the proposed Zone Change Request?

_____ Do any Commissioners have any questions of staff?

_____ Are the applicants or their agent present? Please step forward, state your name, and tell us why we should grant this.

_____ Now is the time for any member of the public to speak. You have 5 minutes. If you are presenting good, factual information, this time may be extended by vote. Please state your name and address first.

_____ Any questions of the public from the Commission?

_____ Does the applicant wish to rebut anything in the staff report or any public comments? No new items should be presented at this time.

_____ I would entertain a motion to close the public hearing.

_____ Those in favor? Those opposed?

_____ Public comment is now closed for Commission action and the floor is open to Commissioner's comments regarding the following criteria:

1. The zoning, uses and character of the neighborhood: Factual description of the application area and surrounding property as to existing zoning, land uses, general condition, age of structure, etc.
2. The suitability of the subject property for the uses to which it has been restricted: How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones which might be appropriate for this property?

3. Extent to which removal of the restrictions will detrimentally affect nearby property: Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g. allowed uses, minimum lot size, height, setbacks, traffic, etc.)
4. Length of time subject property has remained vacant as zoned: Factual information, but its importance may be somewhat subjective. A property might be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a large availability of property of the same zoning district, financing problems, speculation, lack of available services or other development problems.
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 protection of public health, safety and welfare is the basis for zoning. The relationship between the property owner's right to use and obtain value from their property and the City's responsibility to its citizens should be weighed.
6. Conformance of the requested change to the adopted or recognized Comprehensive Plan: Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?
7. Impact of the proposed development on community facilities: Are water and sewer available for extension? How are roads impacted? Can other community facilities (e.g. police, fire, parks, libraries, schools) handle the increased development? Should be based on factual information referencing standards used to make the determination.
8. Opposition or support of neighborhood residents: This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.

_____ I would entertain a motion to recommend approval/denial of the Zone Change Request from "D" Light Commercial to "B" Two, Three, & Four Family Dwelling District located at East Grand Ave. and South Jane Street (address/property description).

Sample Motion: I move that the Planning Commission recommends (approval/denial) of the zone change request from "D" Light Commercial to "B" Two, Three, & Four Family Dwelling District for the property located at south of East Grand Ave and east of South Jane Street, Haysville, Sedgwick County, Kansas *(If any changes/conditions were made through the hearing process, please make sure to include those changes in the motion.)*

_____ A motion has been made to recommend (approval/denial) of the Proposed Zone Change Request. This motion has been made and seconded. Discussion? Those in Favor. Those opposed.

Aziere	Y	N	A
Coleman	Y	N	A
Franken	Y	N	A
Hatcher	Y	N	A
Plummer	Y	N	A
Blood	Y	N	A
Williams	Y	N	A



Haysville Planning Commission Staff Report

AGENDA ITEM: IV-A

Subject: Zone Change Request from “D” to “B”
Case Number: ZON2021-03
Meeting Date: October 28, 2021
Presented By: Jonathan Tardiff, Planning and Zoning Administrator
Public Hearing: Required, to be held by Planning Commission

ANTICIPATED MEETING SCHEDULE

<i>Body</i>	<i>Meeting Date</i>	<i>Action</i>
Planning Commission	10/28/2021	Hold required public hearing. Recommendation for approval, approval with modifications, or denial of the proposal. This recommendation is forwarded to the City Council.
City Council	12/13/2021	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission (1 st reading of ordinance).

AREA MAP

Area of application is marked in red below:



RECOMMENDED ACTION

Staff recommends approval of the zone change request

BACKGROUND INFORMATION

The applicant has applied for a Zone Change from “D” Light Commercial to “B” Two, Three, & Four Family Dwelling District. Two, Three, & Four Family dwellings or duplexes or fourplex, not apartments.

Public hearing notices were mailed on October 7, 2021, to all owners of property located within 200 feet of the subject property. On October 7, 2021, a notice of a public hearing was published in the official newspaper of the City, The Times Sentinel.

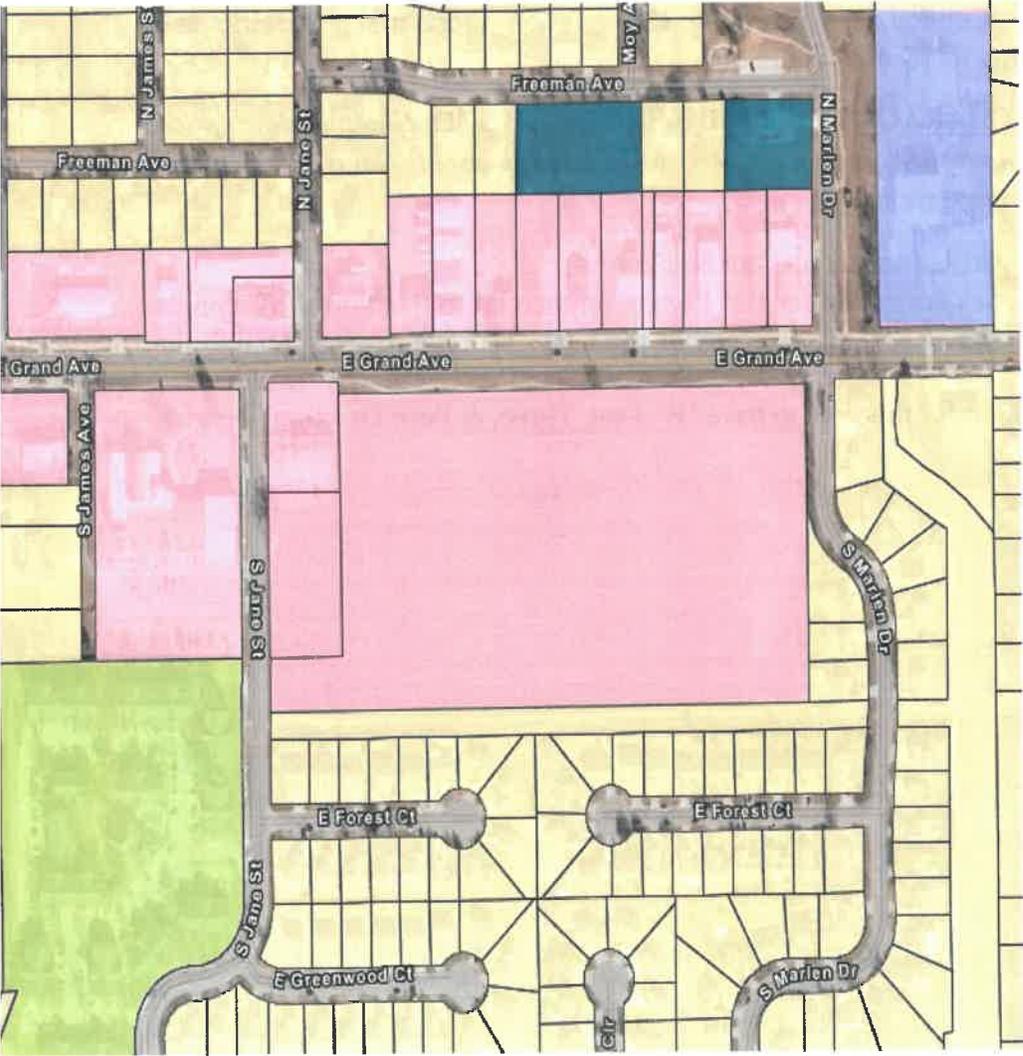
Legal Considerations

Findings of Fact: Section 700B of the Zoning Regulations provides specific matters for the consideration by the Planning Commission when approving or not approving a rezoning request for a specific property. The Planning Commission may find that not all factors are relevant to this zone change request. Matters that are determined by the Planning Commission to be important will be the basis for the Planning Commission’s recommendation. In order to properly make a

recommendation to the City Council, the Planning Commission must make specific and substantiated findings supporting its recommendation.

1. ZONING USES AND CHARACTER OF THE NEIGHBORHOOD: *(Factual description of the application area and surrounding property as to existing zoning, land uses, general condition, age of structures, etc.).*

- The subject property is vacant and not being used.
- Adjacent properties are zoned for ‘D’ Light Commercial to the North. ‘A’ Single Family to the South. ‘A’ Single Family to the East. ‘D’ Light Commercial to the West.
- It is not uncommon for this area to have ‘B’ Two, Three, & Four Dwelling District.



Legend

Vacations



Conditional Uses



Variances



Non-Conforming



Protective Overlay



Haysville Parcels View Layer - City of Haysville Parcels



Zoning

-  A: Single Family Dwelling District
-  AA: Single Family Dwelling District
-  AAA: Large Lot Single Family Dwelling District
-  B: Two, Three & Four Family Dwelling District
-  BB: One & Two Family Dwelling District
-  C: Manufactured Home Parks or Manufactured Home Subdiv's on
-  CC: Apartment District
-  D: Light Commercial District
-  DD: Hotel & Motel District
-  E: Heavy Commercial District
-  F: Light Industrial District

2. SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED: *(How is the property currently zoned and what uses are allowed on the property? Are these uses suitable given surrounding zoning and site criteria? Are the current allowed uses the only ones that might be appropriate for this property?)*
 - The property is currently zoned “D” Light Commercial and Two, Three, & Four Family Dwelling is not allowed in current zoning.
 - The uses permitted in the “B” Two, Three, & Four Family Dwelling District are suitable for the site and are compatible with surrounding zoning and land uses.

3. EXTENT TO WHICH REMOVAL OF THE RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY: *(Can the uses allowed in the requested district be good neighbors to existing development? This is a subjective question. The focus should be on facts, not fears, and should be based on issues that zoning can address (e.g. allowed uses, minimum lot size, height, setbacks, traffic generation, landscaping and screening, use limitations, etc.))*
 - The property is currently surrounded by Light Commercial lots and adjacent to a Single Family lot and Apartment District.
 - Staff does not foresee any detrimental impacts to nearby property if the request is granted. The property will be Two, Three, & Four Family District, and has the same size, height, and setback regulations as the existing zoning.
 - The North 115 feet of Old Oaks Estates lot will remain Light Commercial.
 - Staff does not see any detrimental effect.

4. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED: *(Factual information, but its importance may be somewhat subjective. A property may be vacant because the current zoning is unsuitable, but there may be other reasons not related to zoning. Some examples might be a large availability of property of the same zoning district, financing problems, land speculation, fragmented ownership, lack of available public services, or other development problems.)*
 - The property was platted Old Oaks Estates on January 27th, 1997.
 - The property was last sold in 2020.
 - The property was platted Grand 2nd Addition on December 1st, 1977
 - The property was last sold in 2021.

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 protection of public health, safety and welfare is the basis for zoning. The relationship between the property owner’s right to use and obtain value from their property and the City’s responsibility to its citizens should be weighed.)*
 - The health, safety and welfare matters associated with the proposed “B” Two, Three, & Four Family District zoning should not be significantly different than

those associated with the existing “D” Light Commercial Zoning.

6. CONFORMANCE OF THE REQUESTED CHANGE TO THE ADOPTED OR RECOGNIZED COMPREHENSIVE PLAN: *(Does the request agree with the adopted plan recommendations? If not, is the plan out-of-date or are there mitigating circumstances which speak to the nonconformity?)*
 - Haysville’s Land Use Plan identifies the property as commercial and does not differentiate between economic development and housing choices.
 - The Comprehensive Plan provides the following goal for Housing.
 - Provide a variety of housing choices for current and future populations.

7. IMPACT OF THE PROPOSED DEVELOPMENT ON COMMUNITY FACILITIES: *(Are water and sewer available for extension? How are roads impacted? Can other community facilities (e.g. police, fire, parks, libraries, schools) handle the increased development? Should be based on factual information referencing standards used to make the determination.)*
 - Municipal water and sewer is available to the property.
 - Municipal services such as police and fire protection are already provided to the area, and no additional burden is anticipated that cannot be accommodated with existing resources.
 - This lot is located along East Grand Avenue, a four-lane highway.

8. OPPOSITION OR SUPPORT OF NEIGHBORHOOD RESIDENTS: *(This is just one of the factors to be considered and by itself is not sufficient reason to approve or deny a request.)*
 - No one has indicated their opposition to this zone change.

9. RECOMMENDATION OF STAFF: *(Should be based on the proceeding eight factors, adopted plans and policies, other technical reports (e.g. Capital Improvement Program, facility master plans, etc.) which speak to the topic, and staff’s best professional judgement.)*

Staff recommends approval of the zone change request as requested.

Recommended Motion:

Approve the request to change the zoning classification of property south of E Grand Ave and East of S Jane St from “D” Light Commercial to “B” Two, Three, & Four Family Dwelling District based on the findings of fact and forward a recommendation of approval to the City Council.

PUBLIC REVIEW

The public hearing notice was published on October 7, 2021. Any written record of the comments received as of October 27, 2021 are attached. Comments received after this date will be distributed at the meeting.

ATTACHMENTS

Application
Copy of the Public Hearing Notice

COMMENTS



CITY OF HAYSVILLE

PO Box 404
200 W. Grand
Haysville, KS 67060
Phone: 316/529-5900 | Fax: 316/529-5925
www.haysville-ks.com

Zoning Application

THE RECEIPT OF MONIES DOES NOT CONSTITUTE APPROVAL OF APPLICATION

APPLICANT INFORMATION

Name of Applicant: 777 Grand LLC; Attn: Will Harmon	Phone: 316-207-1362
Mailing Address: 3500 N. Rock Rd. Building 1000	Email: will@kw.com
City, State, ZIP Wichita, KS 67226	
Name of Authorized Agent or Additional Applicant: Professional Engineering Consultants, PA; Attn. Rebecca Mellies	Phone: 316-262-2691
Mailing Address: 303 S. Topeka	Email: rebecca.mellies@pec1.com
City, State, ZIP Wichita, KS 67202	

ZONING INFORMATION

The applicant(s) hereby request(s) rezoning of: Property located south of Grand and East of Jane	
Legally Described as Follows: Lot 1, Block G, except the north 115 feet Old Oaks Estates and Lot 2, Grand Second Addition	
From Zone: D: Light Commercial District	To Zone: B: Two, Three and Four Family District

SIGNATURE

Applicant: <i>Rebecca Mellies</i>	Date: 09/27/2021
Agent or Additional Applicant:	Date:

The Haysville Planning Commission may, in certain instances, recommend zoning or rezoning of property located within the city limits. The following items should accompany all requests:

1. Legal description
2. Proof of ownership
3. Sketch of property
4. Certified (prepared by an abstract company) ownership list for all properties within 200 feet of subject property if all property is within the city limits or 1000 feet of subject property if all property is outside the city limits or a combination
5. Copy of restrictive covenants (if any)
6. Filing fee of \$200.00 and publication fee of \$75.00 paid to the City Clerk as set out in Article 7 of the Zoning Regulations of the City of Haysville

OFFICE USE ONLY

This application was received at the office of the Planning Commission at 4:45 (am/pm) on 10-4,
2021. It has been checked and found to be correct and accompanied by required documents and the appropriate fee of
\$275.00.

Authorized Signature:

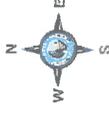
Jonathan Tardiff

Title:

Planning Zoning Admin

Brand & Jane Zone Change

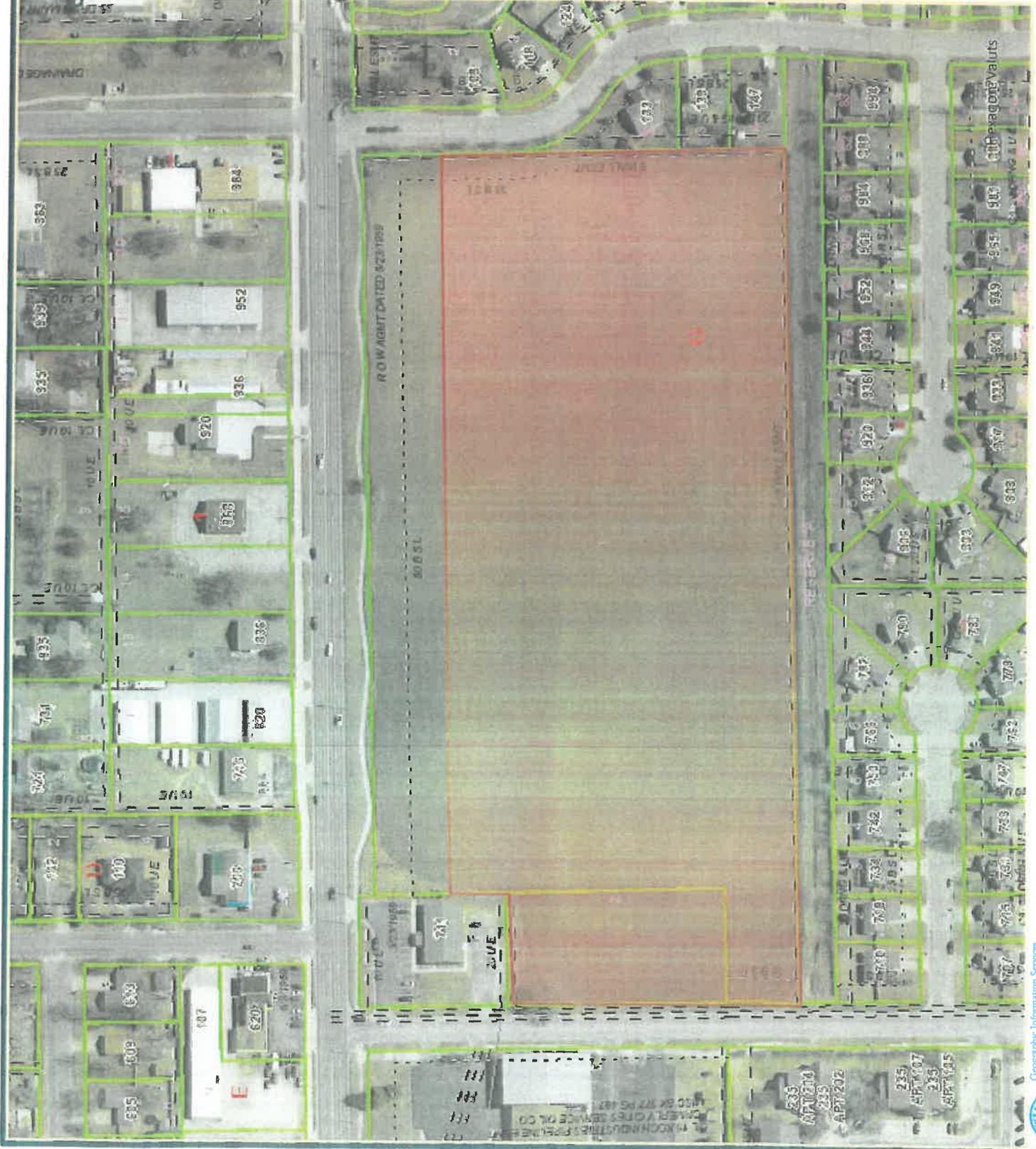
Sedgwick County, Kansas



Date: 9/27/2021

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.



Geographic Information Services

Sedgwick County... working for you



OWNERSHIP LIST

PROPERTY DESCRIPTION

PROPERTY OWNER

Lot 1, Block G Subject Property	Old Oak Estates Addn.	777Grand LLC 3500 N. Rock Rd. Bldg. 1000 Wichita KS 67226
Lot 2 Subject Property	Grand Second Addn.	777Grand LLC 3500 N. Rock Rd. Bldg. 1000 Wichita KS 67226
Lot 1	“	ATL Holdings LLC 711 E. Grand Ave. Haysville KS 67060
Lot 1, Block A	“	Haysville Housing Associates LP PO Box 3945 Ft. Smith AR 72913
Lot 1	Haysville United Methodist Church Addn.	Haysville Methodist Church 601 E. Grand Ave. Haysville KS 67060
Begin at the SE cor of Lot 9; th. W 132'; th. N 120'; th. E 132'; th. S to begin exc the S 10' for St., Block E	Nelson's 2nd Addn.	Victor Trudo & Kristie Trudo 620 E. Grand Ave. Haysville KS 67060
Begin at the SE cor of the SW/4; th. W 148.8' to the E line of Jane St. of Nelsons 2nd Addn.; th. N 208.7'; th. E 147' M-L; th. S 208.7' to begin exc the S 40' for St. 32-28-1E		Glenda Gordineer 4504 N. Barton Creek Ct. Wichita KS 67226
Lot 11, Block 1	Pear Tree Addn.	Smith United LLC 8659 S. 263rd St. W. Viola KS 67149
Lot 12, Block 1	“	David Lawless & Peggy Lawless 820 E. Grand Ave. Haysville KS 67060

Lot 13, Block 1	“	Linda Turner 1000 Walnut Ct. Andover KS 67002
Lots 14 & 15, Block 1	“	Vikki Noah & John Noah 5906 Vandale Wichita KS 67217
Lot 16, Block 1 AND Lot 17 exc the E 65', Block 1	“	Netco Commercial Properties LLC 861 W. 95th St. S. Haysville KS 67060
The E 65' of Lot 17, Block 1	“	D & K Knoll LLC 324 Linden Ln. Haysville KS 67060
Lot 18, Block 1	“	Kansas Land LLC 507 N. Jim Thorpe Blvd. Prague OK 74864
Lots 19 & 20, Block 1	“	Kraola Korner Inc. 984 E. Grand Ave. Haysville KS 67060
Lot 1	Virgil & Glenda Mason Addn.	1st Assembly of God Church Inc. 1100 E. Grand Ave. Haysville KS 67060
Lots 1 & 2 & begin at the NW cor of Lot 3; th. NE along the N line to the NE cor; th. S 5'; th. SW 107.58'; th. N 5' to begin, Block F	Old Oak Estates Addn.	Riley Mallatt 108 S. Marlen Dr. Haysville KS 67060
Lot 3 exc begin at the NW cor; th. NE along the N line to the NE cor; th. S 5'; th. SW 107.58'; th. N 5' to begin, Block F	“	Bobby Rardin & Roseanne Rardin 118 S. Marlen Dr. Haysville KS 67060
Lot 4, Block F	“	Lonnie Erwin & Sharon Shain 124 S. Marlen Dr. Haysville KS 67060
Lot 5, Block F	“	Jaime Kondo 130 S. Marlen Dr. Haysville KS 67060

Lot 6 & that part of Lot 7 begin at the NW cor; th. NEly 112.24' to the NE cor; th. S 34.8'; th. SWly 110.08' to the W line; th. N 31.97' to begin, Block F	“	George Isenbart & Mary Isenbart 138 S. Marlen Dr. Haysville KS 67060
Lot 8 & Lot 7 exc begin at the NW cor; th. Ely along the N line 112.24'; th. S 34.8'; th. Wly 110.08' to the W line; th. N 31.97' to begin, Block F	“	Frank Swaffer & Carol Swaffer 154 S. Marlen Dr. Haysville KS 67060
Reserve B exc Old Oak Estates 2nd Addn.	“	City of Haysville PO Box 404 Haysville KS 67060
Lot 2, Block G	“	Douglas Harris & Melanie Harris 133 S. Marlen Dr. Haysville KS 67060
Lot 3, Block G	“	Henry Lawski & Katie Lawski 139 S. Marlen Dr. Haysville KS 67060
Lot 4, Block G	“	Raymond Fehrman 147 S. Marlen Dr. Haysville KS 67060
Lot 83, Block C	“	Douglas Holmes & Christine Holmes 994 Forest Ct. Haysville KS 67060
Lot 82, Block C	“	Nicholas Gourley 988 E. Forest Ct. Haysville KS 67060
Lot 81, Block C	“	Larry Holmes 984 E. Forest Ct. Haysville KS 67060
Lot 80, Block C	“	Jean Small 968 E. Forest Ct. Haysville KS 67060

Lot 79, Block C	“	Amber McCoy & Brandon McCoy 952 E. Forest Ct. Haysville KS 67060
Lot 78, Block C	“	Richard Boswell 944 E. Forest Ct. Haysville KS 67060
Lot 77, Block C	“	Hollie Meyer & Patrick Meyer 936 E. Forest Ct. Haysville KS 67060
Lot 76, Block C	“	Robert Moore & Debora Moore 920 E. Forest Ct. Haysville KS 67060
Lot 75, Block C	“	Kendra Riegle 912 E. Forest Ct. Haysville KS 67060
Lot 74, Block C	“	Chad Edward Boney 906 E. Forest Ct. Haysville KS 67060
Lot 73, Block C	“	Bren Lawrenz & Jennifer Lawrenz 903 E. Forest Ct. Haysville KS 67060
Lot 9, Block C	“	David Collins 791 E. Forest Ct. Haysville KS 67060
Lots 7 & 8, Block C	“	Hendricks Properties LLC 311 N. Cain Dr. Suite 1 Haysville KS 67060
Lot 6, Block C	“	Roland Farrar & Charlotte Farrar 766 E. Forest Ct. Haysville KS 67060
Lot 5, Block C	“	Robert Griffin & Jamie Griffin 750 E. Forest Ct. Haysville KS 67060

Lot 4, Block C	“	William Cooper & Petra Cooper 742 E. Forest Ct. Haysville KS 67060
Lot 3, Block C	“	Rory Cummings & Elizabeth Cummings 734 E. Forest Ct. Haysville KS 67060
Lots 1 & 2, Block C	“	Cross-Pointe Investments LLC PO Box 101 Maize KS 67101
Lot 1	Nelson's Fourth Addn.	Betty Jo Shaw Revocable Trust 1107 E. Grand Ave. Haysville KS 67060

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

Lot 1, Block G, Old Oak Estates, Haysville, Sedgwick County, Kansas.

AND

Lot 2, Grand Second Addition, Haysville, Sedgwick County, Kansas.

as shown by the last deed of record filed in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 15th day of September, 2021 at 7:00 A.M.

Security 1st Title LLC

By: JoAnn Childers
Licensed Abstracter

Order 2478162
ST

Affidavit of Publication

Amy M Martin
Of lawful age being duly sworn upon oath states
That she is the lawful billing clerk at

**Times-Sentinel Newspapers, LLC
State of Kansas**

A weekly newspaper printed in the state of Kansas,
And published in and of general circulation in Sedgwick
County, with a general paid circulation on a yearly
Basis in Sedgwick County of Kansas, and that said
Newspaper is not a trade, religious, or fraternal
Publication. That said newspaper has been published
At least weekly 50 times a year, has been so published
Continuously and uninterruptedly in said county and state
For a period of more than five years prior to the first
Publication of said notice and has been admitted to the
Post Office of Cheney, Kansas, in Sedgwick County as
Second class matter. That the attached is a true copy
Thereof and was published on the following dates in the
Regular and entire Issue of said newspaper.

First Publication was made
On the 7 Day of Oct, 2021
Second Publication was made
On the _____ Day of _____, 2021
Third Publication was made
On the _____ Day of _____, 2021

Total Publication Fee \$ 103.00

Amy M Martin

Subscribed and sworn to before me this

6 Day of Oct, 2021

Diana Vajnar

Notary Public

My Commission expires on 2/19/2024


DIANA J. VAJNAR
Notary Public - State of Kansas
My Appt. Expires 2/19/2024

PUBLIC NOTICE

First Published in TSnews October 7, 2021 (11)

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: At 7 p.m., Thursday, October 28, 2021, in the Council Chambers at City Hall, 200 West Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider a zone change request from "D" Light Commercial to "B" Two, Three, and Four Family District for property generally located at Grand Ave and Jane Street, and legally described as: Lot 1, Block G, except 115 feet Old Oaks Estates Addition and Lot 2 Grand Second Addition, Haysville, Sedgwick County, Kansas.

All interested citizens and property owners of the City as well as other persons of interest, are invited to attend the public hearing and participate in the same. Also, any such interested persons may express his or her opinion concerning the proposed case by delivering, either in person or by mail, a letter addressed to the City of Haysville, Attn. Planning Department, 200 W. Grand Ave, P.O. Box 404, Haysville, Kansas 67060 or email them to jtardiff@haysville-ks.com. Written comments will be accepted up to 4 pm on the day of the meeting.

For additional information call 529-5900
or visit www.haysville-ks.com.