

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

Agenda

April 9, 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 March 26, 2026
- IV. Public Forum
- V. Old Business
- VI. New Business
 - A. 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.*)
- VII. Correspondence
- VIII. Off Agenda
 - A. Next Meeting Date
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes

March 26, 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, Debbie Coleman, Tim Aziere, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator Kailyn Hogan.

Rinke arrived after the start of the meeting, and Coleman attended virtually.

The first item of business was the minutes of February 12, 2026.

Motion by Trube, Second by Blood.

To approve the minutes as presented.

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

Coleman abstain.

Motion carried.

There was no one to speak under public forum.

There was no old business.

Under new business was 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).

Hogan presented the staff report.

Trube asked if removing the minimum pad elevation would create any future floodplain or insurance liability issues. Hogan stated that the property is not in the floodplain but was unable to answer about insurance.

There was a discussion on the elevations of future buildings if the minimum pad elevation was removed from the face of the plat. Aziere requested that the face of the plat be modified with the existing elevation instead of removing it entirely.

Dan Garber with Garber Surveying at 2908 North Polk Street, Hutchinson, Kansas spoke as the applicant's agent. Garber stated that if the house were destroyed, the Sedgwick County building department would require it to be rebuilt two feet above the base flood elevation.

Motion by Trube, Second by Williams.

To recommend approval of the vacation provided that the correct elevation be recorded with the plat.

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

Rinke abstain.

Motion carried.

Under new business was a Public Hearing for a Vacation of a portion of a utility easement generally located at 300 North Cain Drive.

Hogan presented the staff report.

Cameron Marsolf of Wichita, Kansas spoke as the applicant. Marsolf stated that he understood the vacation was going to be denied. He just wanted the building to be able to stay where it was for now, and he was willing to remove the building if asked to be a utility provider.

There was a discussion on the appropriate procedure for this case. Rinke asked why a variance couldn't be granted to allow the structure to be in the easement. Hogan stated that the vacation process is how the zoning violation is abated. Rinke was concerned about the property having an unresolved zoning violation. Hogan stated that the vacation will be documented and filed with the zoning violation to avoid unnecessary future enforcement.

Motion by Trube, Second by Rinke.

To recommend denial of the vacation due to the objection from Evergy and the need to preserve the utility easement for current and future access, and note that the existing structure remains at the property owner's risk and subject to future enforcement or removal if required by utility providers.

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

Motion carried.

Under new business was a 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.

Blood stated he had a conflict of interest in the case.

Hogan presented the staff report.

Trube asked how the condition that no inoperable vehicles be maintained on the property is enforced. Hogan stated that any vehicles that were visibly missing parts can be abated through the nuisance process. Any vehicles that stay on the property without moving for more than 45 days can be abated through a zoning violation.

Janet Bates with Platinum Realty at 515 South Main Street, Suite 104, Wichita, Kansas spoke as the applicant's agent. Bates stated that the subject site fits the applicant's criteria better than the other lots he has pursued.

Jeff Blood at 6347 South Broadway, Wichita, Kansas spoke as a member of the public. Blood stated that he wanted to make it clear that this conditional use is required to have an all-weather surface not a hard surface.

Motion by Trube, Second by Williams.

To recommend approval of the conditional use subject to staff's recommended conditions.

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

Blood abstain.

Motion carried.

Under new business was a 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.

Blood stated he had a conflict of interest in the case.

Hogan stated that comments from the City Engineer were received after the publication of the staff report, so they were available on a separate sheet on the commissioners' stands.

Hogan presented the staff report.

There was a discussion on whether screening should be required for the tower. Aziere stated that a fence should be installed to avoid unauthorized personal climbing the tower.

James Beebee at 920 East Chet Smith Avenue, Derby, Kansas spoke as a member of the public. Beebee asked how big the tower was going to be, how the tower was going to be located to avoid the drainage pond on the property, and why the cell tower located 500 feet south of the property couldn't be used for the new antenna. Beebee had concerns about the antenna transmitting radio frequencies and stated that RF transmitters are not meant to be located within 1,500 feet of a residence or business. His building would be 200 to 300 feet from the proposed antenna.

Blood spoke again as a member of the public. Blood asked what the base elevation of the tower would be and if it would encroach upon the drainage easement. He was also concerned about the tower not having a fence.

Coleman asked if the City had considered using the tower that Beebee mentioned. Hogan stated that it was suggested to Public Works but not chosen. Trube asked what type of transmission the antenna was going to be. Hogan was unable to answer but restated that the antenna was for the water departments Sensus Meter System. Trube stated that the antenna was likely not going to be transmitting signals then, only receiving.

Motion by Trube, Second by Williams.

To recommend approval of the conditional use provided that anti-crime safety measures or measures to prevent unauthorized access and documentation of compliance with all applicable FCC regulations regarding radiofrequency emissions are provided.

Williams aye, Trube aye, Coleman aye, Aziere aye.

Rinke abstain. Blood abstain.

Motion carried.

Under new business was a Public Hearing to consider amending and restating the Zoning Regulations.

Hogan stated that staff is initiating amendments to the regulations in an effort to modernize and codify practices and encourage the development of more housing and smart growth. The intent of the amendments is to achieve the goals of the comprehensive plan, streamline development, diversify housing

options, capitalize on existing infrastructure, and support new and existing businesses. Hogan requested the item be tabled until April 9th to finalize the amendments.

Motion by Trube, Second by Rinke.

To table the public hearing until the next regularly scheduled meeting on April 9, 2026.

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

Motion carried.

There was no correspondence.

Under off agenda was the next meeting date: Thursday, April 9, 2026.

Motion by Trube, Second by Rinke.

To adjourn tonight's meeting.

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

Motion carried.

The meeting adjourned at 6:56 p.m.