

HAYSVILLE PLANNING COMMISSION & BOARD OF ZONING APPEALS

Agenda

March 27, 2025

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

- I. Call to Order
- II. Roll Call
- III. Presentation and Approval of Minutes
 - A. Minutes of March 13, 2025
- IV. Public Forum
- V. New Business
 - A. AOI Review of a Conditional Use to allow a Vehicle Storage Yard at 8900 South Stearns Avenue (generally located on the southeast corner of West Reay Street and South Stearns Avenue)
 - B. **DEFERRED TO APRIL 24, 2025:** Public Hearing for a Zone Change from “LI” Light Industrial to “LC” Light Commercial generally located 300 feet east of the northeast corner of East Grand Avenue and South Broadway Avenue
- VI. Old Business
 - A. **TABLED FROM MARCH 13, 2025:** Public Hearing for a Zone Change from “LC” Light Commercial to “HC” Heavy Commercial at 131 West Grand Avenue (generally located on the southeast corner of West Grand Avenue and South Trout Avenue)
- VII. Correspondence
- VIII. Off Agenda
 - A. Next Meeting Date
- IX. Adjournment

HAYSVILLE PLANNING COMMISSION/BOARD OF ZONING APPEALS

Minutes
March 13, 2025

The regular Planning Commission Meeting was called to order by Vice Chairperson Debbie Coleman 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, Dan Rinke, and Jeff Blood. Also present was Planning and Zoning Administrator Kailyn Hogan and Deputy Administrator Georgie Carter.

The first item of business was the Minutes of February 27, 2025.

Motion by Trube, Second by Williams.

To approve the minutes as presented.

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

Motion carried.

There was no one to speak under Public Forum.

Under new business was a Public Hearing for a Zone Change request at 131 W. Grand Ave. from “LC” Light Commercial to “HC” Heavy Commercial.

Motion by Trube, Second by Williams.

To open the public hearing.

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

Motion carried.

Hogan presented the staff report.

Barrie Davis, of Davis Building Company, agent for the property owner, Grand MacArthur R.D.

Wood: This is Nicolas Higareda, the man who owns Nick Masonry. As you can look out the window and see, this thing needs a face lift, and that is what this man is good at. He is not trying to turn it into a place where they are creating a bunch of concrete and stone, and laying brick out there. What he is wanting to do is face it and put garage doors on it. He did want to put a fence around it. Eight-foot wood or metal, whatever you ask for that's your requirements. He is willing to do that around the side, back, all away and close in to the front side with a gate at the back for access. But like I said, the gate would be closed. It wouldn't be open with people working back there. He currently has a storage container, trash container, whatever. But you know how they deliver these containers to job sites for people to fill up and take them to the dump? He has a business like that. Like I said, it is portable, and they are empty. They are not like somebody bringing trash back to the back of your deal. The fence would be to hide that, and all these front doors and back doors would have garage doors. He would submit drawings to the City to close off those. He currently just completed a job. He has been doing work for us, for both me and Grand MacArthur, the property owner. He just completed a \$2 million facility putting stone all around it, and everybody is amazed at how it made the appearance of this new facility look. He is one of the best stone people. He's got a good crew that is clean. They clean up stuff. They don't leave messes when they are done with jobs. But he would turn that in to something people would be proud of seeing, instead of what

it looks like today. I am 100% opposed to car washes. I don't like them. Even though my guy that I work for, that I represent as his agent, he has had a bunch of car washes. Over time, I have convinced him to get rid of them, because you have too much competition with all of these automatic car washes coming to towns. I am sure you will have one here someday soon. You know one of them big guys with the tunnels. I would like to see the building get utilized as a functional, beautiful piece sitting in your city on the main street that you wouldn't be ashamed of. If you wanted to get some addresses from him (Nicolas), he can do anything. Big projects to, you know, stone or brick mailboxes at your street. He does everything, stone, brick, that there is to do. He is not planning on doing it there. He was planning on using it as his office in the middle, and utilizes the other units for storage inside and closing them off. Maybe instead of just putting garage doors across the front, he may want to stone them up with different kinds of stones for people to see as an example, you know when you go to a mason place as an example of what you can buy. I am 100% in support of him doing it, not because I own the building or because I will make money on the sale of the building, but because I think it is a good physical structure that doesn't need demolished. I can't see it being turned into much to be functional without doing a bunch of renovation to it. Do you have anything to say?

Nicolas Higareda: My original plan is to do something quick is to put garage doors and a fence. I have more in mind to make the front not look like a car wash anymore. More like a building. If I get to the point where I can add a couple of gables to the roof and get everything like one wall. If we use a lot of thin brick on the walls, we can dress it up with thin brick in the front. Maybe one the bays, later on, we could have a glass entrance to the office. The other thing, the containers that we use, they are not like the big companies' containers that you see on the big trucks. We don't have those. We have the smaller ones that we move around with trailers. The small ones are like 4-feet tall, and the bigger one is 6-foot tall. We only have fourteen of them. We are not a big company. We only have fourteen of them, and I am always looking for one available because I never have them available. They are always rented out. If we grow, I am planning to buy another six or seven at the most. The tools that I use for masonry work, they are always at the job site. They move from job site to job site. We will probably have more tools there, like planks and stuff, in the winter time. That would be the only time that I would have more tools there for storage. We are not like super big that I will have a bunch of scaffolding, or cranes and stuff. It is more like tools, I want to say.

CARTER: Will you have work trucks parked there overnight?

HIGAREDA: Maybe on the inside, yes. Maybe a couple of them. I own three trucks, maybe, and two dump trucks, and two trailers that I use to move the containers around. One trailer and one truck is always at my brother's house. He lives about five minute from here. That is why we really like this place, because it is close to him. My brother lives in Haysville, and my daughter lives here on 47th and Meridian. She just built a house, so it is close by her too. That is really why we like this place here. They can keep an eye on it.

DAVIS: Anything that would be staying out at night would be behind the fence. There would be no vehicles parked out front.

COLEMAN: Do we have anyone from the public to speak?

SONJA ROWLAND, 116 S Lamar, Haysville, KS 67060: Well, I have one question.

COLEMAN: Could you go up to the podium, please?

CARTER: Are you able to step up here?

ROWLAND: I can't stand very long. I have a bad back.

CARTER: You're okay.

ROWLAND: You can hear me. I have lived here forty-seven years. I live over on Lamar.

COLEMAN: Can you state your name and address, please?

ROWLAND: I don't understand the light and heavy commercial. And he is talking about storage, or a car wash, whatever it is. Is it storage?

DAVIS: Storage of containers.

ROWLAND: Storage of containers, yes. For people to put their stuff in?

DAVIS: No, what they do is take them out to job sites. They fill them on job sites, and then they take them to the dump. If he had any in there, they would be empty containers.

ROWLAND: Well, I live over on Lamar. So how is this going to affect me?

HOGAN: Can you please state your name and address?

ROWLAND: Sonja Rowland, 116 South Lamar.

HOGAN: Thank you.

ROWLAND: And how is that going to affect me at my house? As far as I know, I was in the Matlock district, I mean, lot. And this says, the letter, says Fox Addition. But I am on here, and I got this. So how is that going to affect me? Is it the noise and the construction? Is that what you are talking about?

DAVIS: There is no construction going on.

ROWLAND: But you have to build stuff?

DAVIS: Don't you have a radius? You send out notices so many feet around the property?

CARTER: Yes, when we have a zone change, per state statute, letters get sent out for a certain distance from the boundaries of that property. So if you are within that distance, you get a letter sent to you. So that is why. You are notified if you want to come and speak on anything. It changes it from Light Commercial to Heavy Commercial. Staff is suggesting, which she read through, that it be denied. But if the Planning Commission wants to approve it, it have a protective overlay on it. That overlay would be changed to heavy commercial, but it would only be allowed for this type of business, and, was there anything else allowed? Light Commercial?

HOGAN: Yes.

CARTER: So anything that was permitted in Light Commercial, and anything that was conditional would go still have to go through that process. You can look through our zoning code that is on the webpage that shows you the differences, businesses that are allowed in Light Commercial and Heavy Commercial. The applicant would be restricted on noise, light, and pollution. It is stated there in the staff report. I don't think this would affect you very much at all. The applicant doesn't plan on – they won't be

doing construction there. There shouldn't be any dust, odor, anything like that, and the property should be screened. Does that answer your question?

ROWLAND: Yeah. I wanted to know how this was going to affect me. I didn't want it to affect my water or anything.

CARTER: It won't affect your water. It won't affect your utilities. Anything like that.

ROWLAND: Yeah. No dust.

DAVIS: Any construction the applicant would be doing would be improvements to the existing facility. Refacing it and making it clean.

ROWLAND: I didn't mind that.

DAVIS: You know what I mean. Making it look like something.

ROWLAND: Giving it a face lift.

DAVIS: It's a car wash. Looking like it does, it will always look like a car wash.

COLEMAN: Are there any questions for the public of the commission?

TRUBE: I have a question. Did the applicant consider any alternative locations that are within the heavy commercial zoning, and, if so, why this one over one of those that are already zoned appropriately?

DAVIS: I don't think he did. Did you? You haven't looked around for a place, have you?

HIGAREDA: No? Can you ask that again, please?

TRUBE: Sure. Why go through the trouble of getting this zoned, if you could find another location that is already zoned correctly?

HIGAREDA: It is hard to find something that is not too big. I rented one building before, over there by the other industrial. Mosely and 13th area. We had cameras. I paid rent for the building, and when you get off of work, you leave your tools there. Two times people stole my tools. They would just go in there and steal them. So I stopped renting it, and I really like it here. There is more traffic, more people. I don't know. I feel more safe. And like I said before, my brother lives close. If I drive five minutes from here, on 55th street and Seneca. My daughter lives on Meridian and 47th. They can always make some trips or check on it. Right now, I live, myself, I live close to Andover. 127th and Pawnee. So it is quite far away for me, but, like I said, my brother helps me run the business more with the tools and stuff. That is one of the reasons I really liked it. I really liked that everything is concreted. The concrete is in really, really good condition. So I don't have to worry about if it is snowing, or windy, or rain, if I need to move one of the containers. It will make it easier without making a mess. Everywhere else it is dirt.

TRUBE: My other question is, you are going to be using this as an office building and then storing containers. Is there anything else that would make it Heavy Commercial, that couldn't be done on the property?

HIGAREDA: I can't think of anything else.

TRUBE: Because Light Commercial allows for the parking, and could definitely be used as an office building, so I am wondering what pushes this into Heavy Commercial for his intended use.

CARTER: His intended use is construction sales and service. The definition of that typically sometimes has more outdoor storage, sometimes they are doing construction on site. In his instance, he is not. He has kind of outlined his business and everything for what he would be doing. If you wanted to go with the alternative of approving it, we can put a protective overlay on it then only that business is allowed there. As far as with our land use plan, it may not what we had intended along Grand within that Light Commercial, but it limits the use. It changes the Heavy Commercial to only that business type. The thing to consider, is that a protective overlay and zone change stays with the property. If he sells it, then someone else may do something else with the property. That is something you have to remember when considering the Golden Rules and everything that is allowed. The protective overlay does limit it to the use that is allowed.

TRUBE: I guess I am wondering is what it would take for him to use this appropriately as Light Commercial?

DAVIS: That is what I think. It was about the use for storage containers in the back storage.

TRUBE: Staff, is that what qualifies it as a Heavy Commercial? Because it doesn't sound like this is going to be Heavy Commercial use. It sounds like an office building, which is a Light Commercial use.

DAVIS: No. When they say sales and service, he might have a customer come over to discuss a job or a blueprint or something. He might have some samples in his office, show some different kind of stones. But there are not people walking in there buying mortar. He doesn't sell supplies.

HIGAERDO: I don't sell supplies. I just do labor, and I do labor at the job site.

DAVIS: I still say it should fall under commercial like it was, but when that was declined, somebody stated we could go to heavy. That is why we submitted the zone change.

TRUBE: So I will direct that to the staff, what pushes this into Heavy?

HOGAN: We only allow construction sales and service in the Heavy Commercial, Light Industrial, and Heavy Industrial, I believe. With our definition of construction sales and service, masonry business does fall underneath that definition. With the addition of storing the refuse containers outside, and storing masonry materials on site, that would push it into Heavy Commercial.

TRUBE: Okay, so it is mostly the storage?

HOGAN: Yes.

DAVIS: Yes, storage was the problem.

CARTER: That is why we gave the alternative, because this is one that is kind of in between. What you have to remember, if someone else takes over the property, that protective overlay goes along with that. That is the thing you have to consider. The long term use.

WILLIAMS: So it is there forever.

CARTER: Yes, but the protective overlay limits what the use that is allowed there.

DAVIS: If you leave it as Light Commercial, can you not, like in the City of Wichita. I build storage for them, and we are in a residential area. We have a community unit plan where we are given specific instructions for what can go in there. And that is in the plat. It says CUP, and it is right on it, and it give

conditions. If we sell that property, you know, they would have to comply just like we do. If I build an expansion on to the facility, it has to comply with everything in that CUP. And it is Light Commercial.

CARTER: So that is a Planned Unit Development for us, but that is during the development process when you are building the property.

DAVIS: I didn't know if you had something similar.

CARTER: That is a Planned Unit Development where you set your standards for the development of that area. This is similar where we are allowing the possibility of a zone change but we are putting a protective overlay on it where it states the development standards. It is the same concept.

DAVIS: Yeah, because ours limits it too with trees and shrubbery.

CARTER: But that is during the beginning development. The protective overlay is after the property has already been established.

TRUBE: I get it. And you guys haven't explored any other heavy commercial areas in this area?

DAVIS: No. Like I said, the building became available and it fit a good need for him. It's just up to what you guys want to do. He is willing to have whatever restrictions on it. He's not hard to work with. I have been working with him for twelve years. He's pretty amenable and resilient.

CARTER: Something else, you guys could add to the protective overlay, if that's what you guys want to do, you could put a five year limit on there where it expires. If he wants to come back and renew it, he can. That is where if he has had the use of the property the way it is, we have had no complaints, no violations, then he could renew it. That is one thing if you are leaning towards that direction. You can modify that protective overlay and add it in there with the motion.

TRUBE: Have we done a traffic study or noise study or anything like that?

CARTER: No. Not with something like this. It won't affect that much. There was a business there prior.

RINKE: Couldn't this be handled with just a temporary use for the storage aspect? In section E.1, there is the exception for temporary use allowance for up to one year for storage. Then if there is any issues, then it could be, once the year is up, the temporary use would go away. Because that has to be applied year after year.

CARTER: What are you looking at?

RINKE: Light Commercial. In section E.1 Use Limitations.

CARTER: Use limitations. So no outdoor storage is permitted except for the display of goods for sale as a temporary use no more than 45 days.

RINKE: Then if you read on, except as otherwise allowed or approved in accordance with these regulations or approved by written permission from the Zoning Administrator for one year.

CARTER: But that would only be for one year. So that is more like True Value if they have mulch out there as a seasonal item for sale. Or garden sales for Lecker's. That is more allowed for where it is limited to one year. His items are going to be stored outside for more than one year if he has a longer term business.

RINKE: Right, which he would have to reapply.

TRUBE: I think I know where you are going with this, and I agree. I would like to see this stay zoned as Light Commercial and just make a use exception for the storage. If that is the only caveat here, rather than rezone everything. It seems overly complicated if we can just make an exception for the storage somehow and still be in compliance. Even if that means to put up a fence.

RINKE: I would prefer not to do the protective overlay. Section 4 then covers the storage requirement in Light Commercial. Solid screened areas shall not be visible from any adjacent non elevated street nor from ground level view of any adjacent properties, except as otherwise allowed in light commercial.

CARTER: So if that is the direction the commission is looking at, I would suggest that we table this and let staff look at this and try and figure out if we can do that. As far as the zoning chart, and what the zoning code says, by definition of the work and use they are going to, it is not allowed in Light Commercial. We can look and see what you have pointed out if that is something that we can make work. If that is what you are leaning towards, I suggest that we table this item so we can look at it more.

COLEMAN: We need a motion to do that?

CARTER: Yes, you would need to make a motion to table.

TRUBE: I will move that we table that for further analysis.

WILLIAMS: Before we do that, I have a question for the applicant. I am not clear on what you are going to use the entire building for. I understand that you are going to have an office in there. What is going on in the rest of it?

HIGAREDA: As of right now, I am not a millionaire that can just do what they want. Right now, I want to use it for my personal business for one or two years. Later on, when I get permits to do some work, and there is no restrooms in there. Things like that. I have a daughter. She is twenty-two. She is a cosmetologist. Later on in the future, if I can use half of that to put her nail salon or something like that, that is what I have in mind. That is later on. For right now, what we present is what I can afford. To make it look nice and put up a fence.

WILLIAMS: Okay, thank you.

BLOOD: Okay. So just one more question. With going from Light to Heavy with your setbacks. That diagram on page two where the buildable area is. It basically puts the buildable area in between bay one and two. Does that mean the fence isn't going to be on the property line, the fence is going to be in the middle of that building or a third in that building? If that is the buildable area?

HOGAN: The buildable area refers to the building itself. The fence can be outside of that.

BLOOD: So the fence can still be on the outside?

HOGAN: Yes, the fence can be on the property line.

COLEMAN: I would like to entertain a motion to close the public hearing.

Motion by Trube, Second by Blood.

To close the public hearing.

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

Motion carried.

TRUBE: I'd like to move that we table this to study the ability to keep this zoned as Light Commercial but make some exceptions for storage and possible fencing.

Motion by Trube, Second by Rinke,

To table the zone change until the next scheduled meeting, March 27, 2025.

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

Motion carried.

There was no Old Business.

There was no Correspondence.

Under off agenda.

COLEMAN: The next meeting date?

HOGAN: March 27, 2025.

CARTER: So with tabling the zone change, this will be tabled until March 27th. That is one thing we didn't state.

DAVIS: Do we need to come back?

CARTER: Yes.

Motion by Trube, Second by Williams.

To adjourn tonight's meeting.

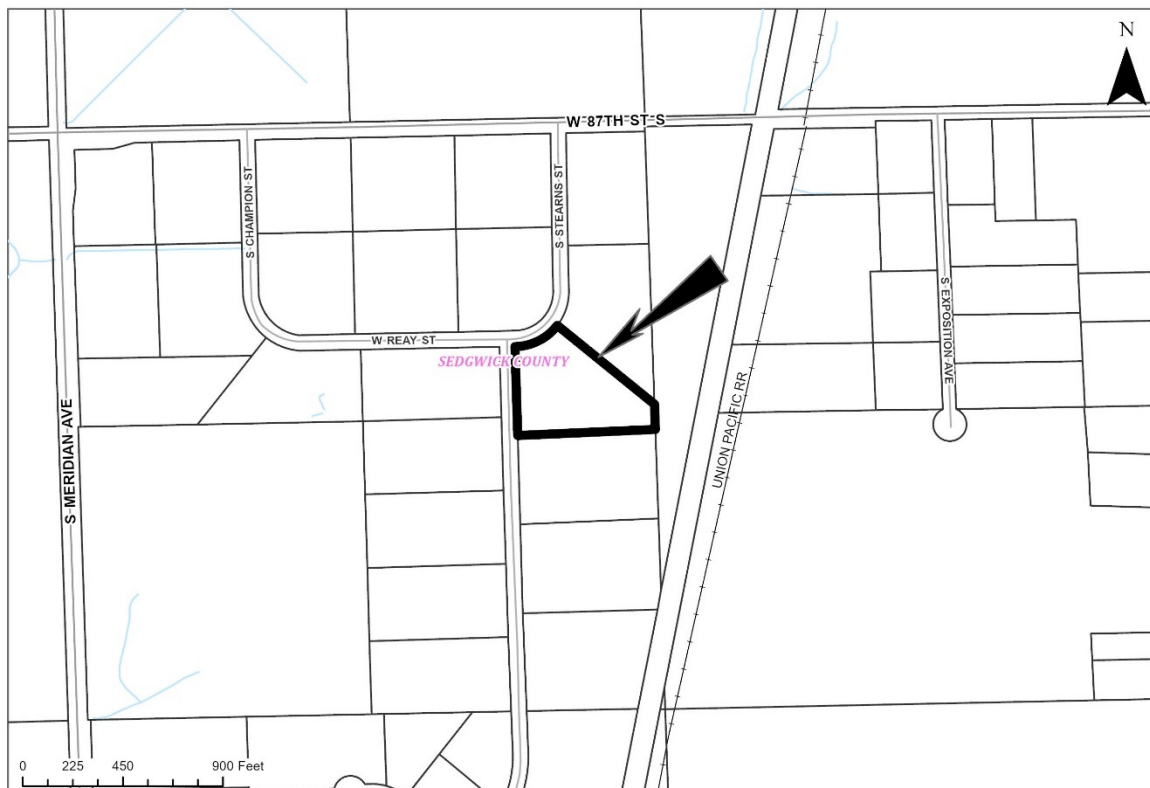
Williams aye, Trube aye, Coleman aye, Rinke aye, Blood aye.

The meeting adjourned at 6:39 p.m.



STAFF REPORT
MAPC: April 10, 2025
Haysville Planning Commission: March 27, 2025

<u>CASE NUMBER:</u>	CON2025-00045 (County)
<u>APPLICANT/OWNER:</u>	Miguel Reyes (Applicant)/Janet Bates (Agent)
<u>REQUEST:</u>	Conditional Use to allow a Vehicle Storage Yard; waiver of Supplementary Use Regulations III-D.6.mm (4)
<u>CURRENT ZONING:</u>	RR Rural Residential District
<u>SITE SIZE:</u>	4.82 acres
<u>LOCATION:</u>	Generally located on the southeast corner of West Reay Street and South Stearns Avenue (8900 South Stearns Avenue) (Haysville Area of Influence).
<u>PROPOSED USE:</u>	Storage of multiple semi-trucks for more than 72 hours.
<u>RECOMMENDATION:</u>	Deny.



CON2025-00045

BACKGROUND: The applicant is requesting a Conditional Use to allow a Vehicle Storage Yard on property zoned RR Rural Residential District (RR). The 4.82-acre subject site is generally located on the southeast corner of West Reay Street and South Stearns Avenue (8900 South Stearns Avenue). The property is currently developed with a residential-design manufactured home built in 1989 and two detached garages. The applicant is requesting the Conditional Use in order to store seven (7) semi-trucks on site for more than 72 hours. These semi-trucks are considered “Commercial Vehicles” in the Unified Zoning Code. In January of 2025, the applicant received a notice of violation for having semi-trucks stored without the proper zoning.

The UZC defines “Vehicle Storage Yard” (Sec. II-B.1.b) as “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”. If the vehicles were inoperable, the site would need to be classified as “Wrecking/Salvage Yard”, which is not allowed in RR zoning. If the vehicles were parked for less than 72 hours on site, it would be classified as “Commercial Parking Area”, which is not allowed in RR zoning.

Vehicle Storage Yards are also subject to Supplementary Use Regulation Sec.III-D.6.mm, which state:

1. The storage area shall be located behind the property's Principal Structure; and at no time shall any Vehicles be driven or parked on or over any component of onsite wastewater treatment systems.
2. For sites two acres or less in area, a Vehicle Storage Yard may occupy up to 11 percent of the property's square footage; for sites greater than two acres the area devoted to the Vehicle Storage Yard shall not exceed 10,000 square feet.
3. The Vehicle Storage Yard shall be used for the storage of licensed operable Vehicles only, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any Vehicles or equipment, or for storage of materials or supplies. Non-mechanical servicing such as replacing windshield washer fluid, light bulbs and interior cleaning shall be allowed.
4. The minimum Setback for any stored Vehicles from any residence constructed before the Conditional Use is approved shall be 20 feet. The Setback requirements can be modified or waived if the applicant demonstrates there is sufficient Screening to substitute for the Setback protections.
5. The storage area and all entrance/exit drives on private property shall be surfaced with an all-weather surface that meets the approval of the Director of County Code Enforcement and shall be maintained in good condition and free of weeds, trash and other debris.
6. Visual Screening of areas Contiguous to residential zoning Districts shall be provided to protect Adjacent properties from light, debris and noise, and to preserve Adjacent property values. In no case shall Screening be less than that required by Sec. IV-B.1-3, unless the applicant demonstrates adequate Screening may be provided through alternative means, and the requirements imposed by Sec. IV-B.1-3 would be overly burdensome on the applicant
7. If lighting facilities are provided, lighting shall be in compliance with lighting standards of Sec. IV-B.4.
8. The compatibility noise standards of Sec. IV-C.6 shall be complied with provided, however, outdoor speakers and sound amplification systems shall not be permitted.

Because of the site plan submitted by the applicant, they also request a waiver of Supplementary Use Regulation 4. According to the plan, the applicant intends to store the vehicles behind the existing detached garage. An aerial view of the site shows that the detached garage is located over the property line and utility easement. If this is approved, all storage of vehicles must be on the applicant’s property. Should the vehicles be stored behind the garage, it would be less than the required 20-foot setback as required by regulation #4. If approved, staff is not recommending waiver of this Regulation. The site plan indicates ample space on the property in order to achieve a 20-foot setback. It is not specified how much space the vehicles will take up in the yard, but it is assumed to be under 10,000 square feet. The applicant shall comply with the remaining regulations.

Section IV-E.8 of the UZC permits a property owner to store one (1) Commercial Vehicle that exceeds 26,000 pounds gross vehicle weight rating if the Commercial Vehicle is owned by the property owner. This is permitted

as a rural home occupation. If the application is approved, it would permit storage of more than one Commercial Vehicle in addition to other types of operable vehicles as defined above.

The character of the area is low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and developed with single-family dwellings on large lots.

CASE HISTORY: On May 10, 1988, the subject site was platted as part of the Country Living Estates Replat subdivision. There are no other zoning cases associated with this property.

ADJACENT ZONING AND LAND USE:

NORTH:	RR	Single-family dwelling
SOUTH:	RR	Single-family dwelling
EAST:	RR	Single-family dwelling
WEST:	RR	Single-family dwelling

PUBLIC SERVICES: This site has access to West Reay Street and South Stearns Avenue, which are both gravel, two-lane county local streets. The property uses onsite sewage and well water.

CONFORMANCE TO PLANS/POLICIES: The requested zone change is not in conformance with the *Community Investments Plan*. The Future Growth Map Concept Map identifies the site as a Rural Growth Area that should be analyzed under the City of Haysville's Area of Influence. The City of Haysville's Land Use Plan Map identifies the site as appropriate for "Residential" uses.

One of the suggested Land Use Compatibility guidelines states: "Industrial and commercial uses located in rural areas should be separate and distinct from lower-intensity uses and should provide appropriate screening and buffering to ensure compatibility among land uses." Because the vehicles shall be parked near the property line, it will be difficult to implement appropriate buffering from the adjacent properties.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request for the Vehicle Storage Yard be **DENIED**. This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the area is low-density residential. Properties to the north, south, east and west are zoned RR in unincorporated Sedgwick County and developed with single-family dwellings on large lots. A commercial use is not appropriate for this setting.
2. **The suitability of the subject property for the uses to which it has been restricted:** The subject site is currently zoned RR Rural Residential District, which is suitable for a single-family residence and a Vehicle Storage Yard with an approved Conditional Use. The size of the property can accommodate a Vehicle Storage Yard of not more than 10,000 square feet.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the Conditional Use could introduce additional light, noise, air pollution, and possible negative visual impact to the immediate area.
4. **Length of time subject property has remained vacant as zoned:** The subject property has been developed with a residential design manufactured home since 1989.
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 traffic on and off the unpaved roads caused by commercial vehicles

could introduce additional dust, light, and noise pollution to the surrounding properties. Denial of the application may result in a loss of use for the applicant.

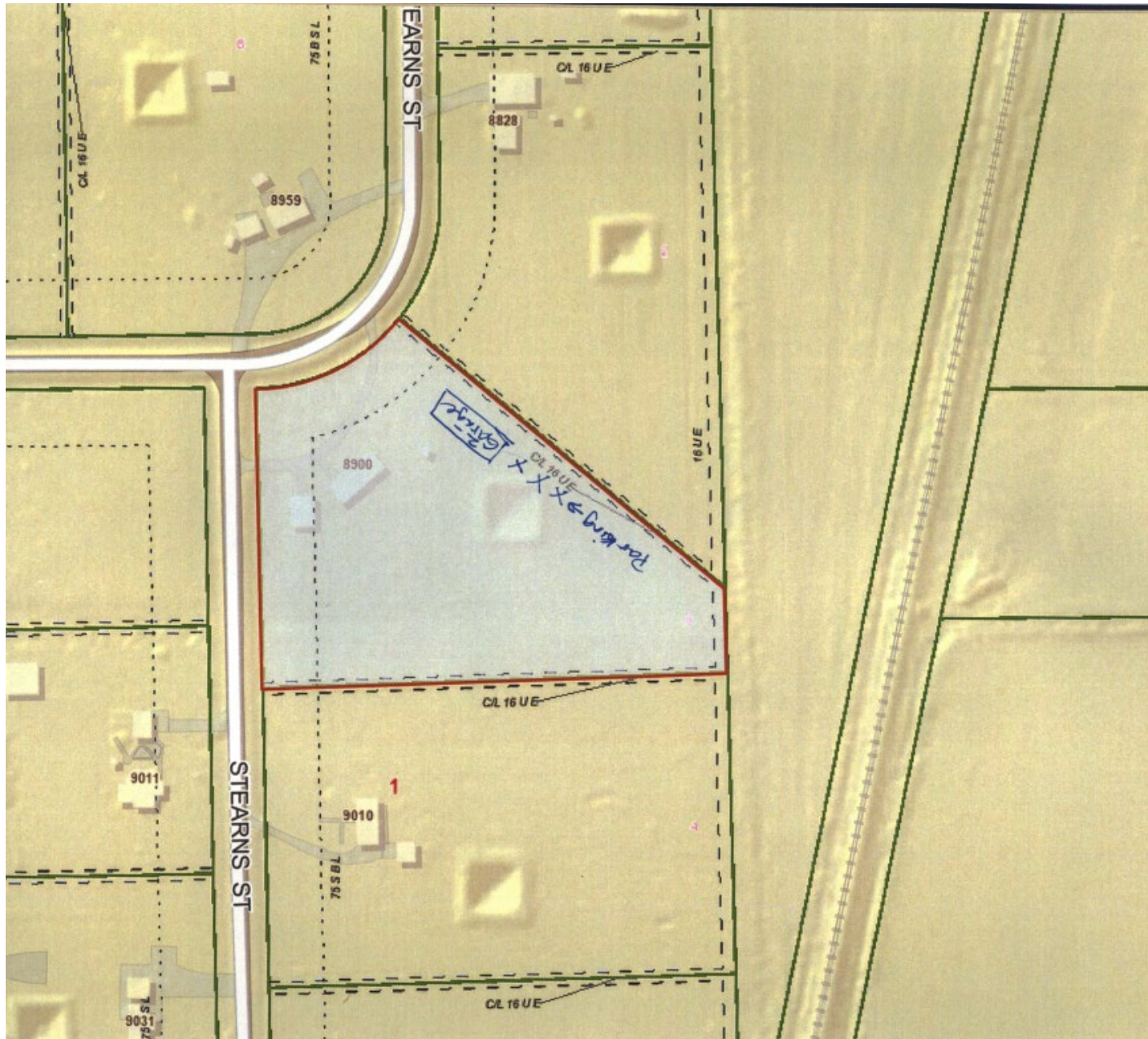
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The request for a Vehicle Storage Yard is not in conformance with the *Community Investments Plan or the City of Haysville's Future Land Use Plan*, as discussed in this staff report.
7. **Impact of the proposed development on community facilities:** The frequency of commercial vehicles entering and exiting the property may cause significant wear and tear to the unpaved roads.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff received one phone call from a neighbor in opposition to the request, citing noise and traffic caused by the current operations on site.

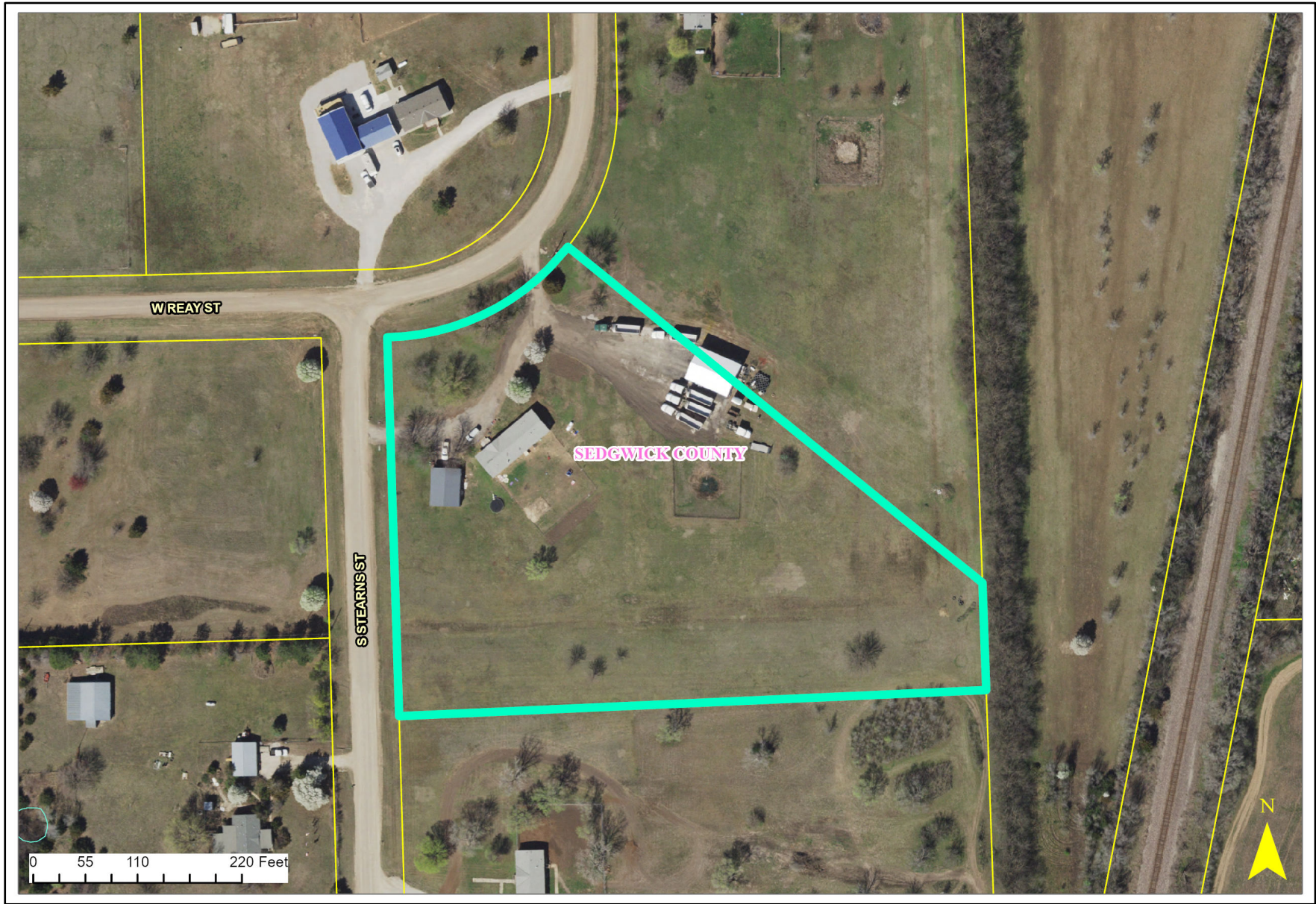
Should the Metropolitan Area Planning Commission determine that the requested Conditional Use for Vehicle Storage Yard be approved, staff recommends that it shall be subject to the following conditions and the Commission shall adopt additional findings to support the recommendation:

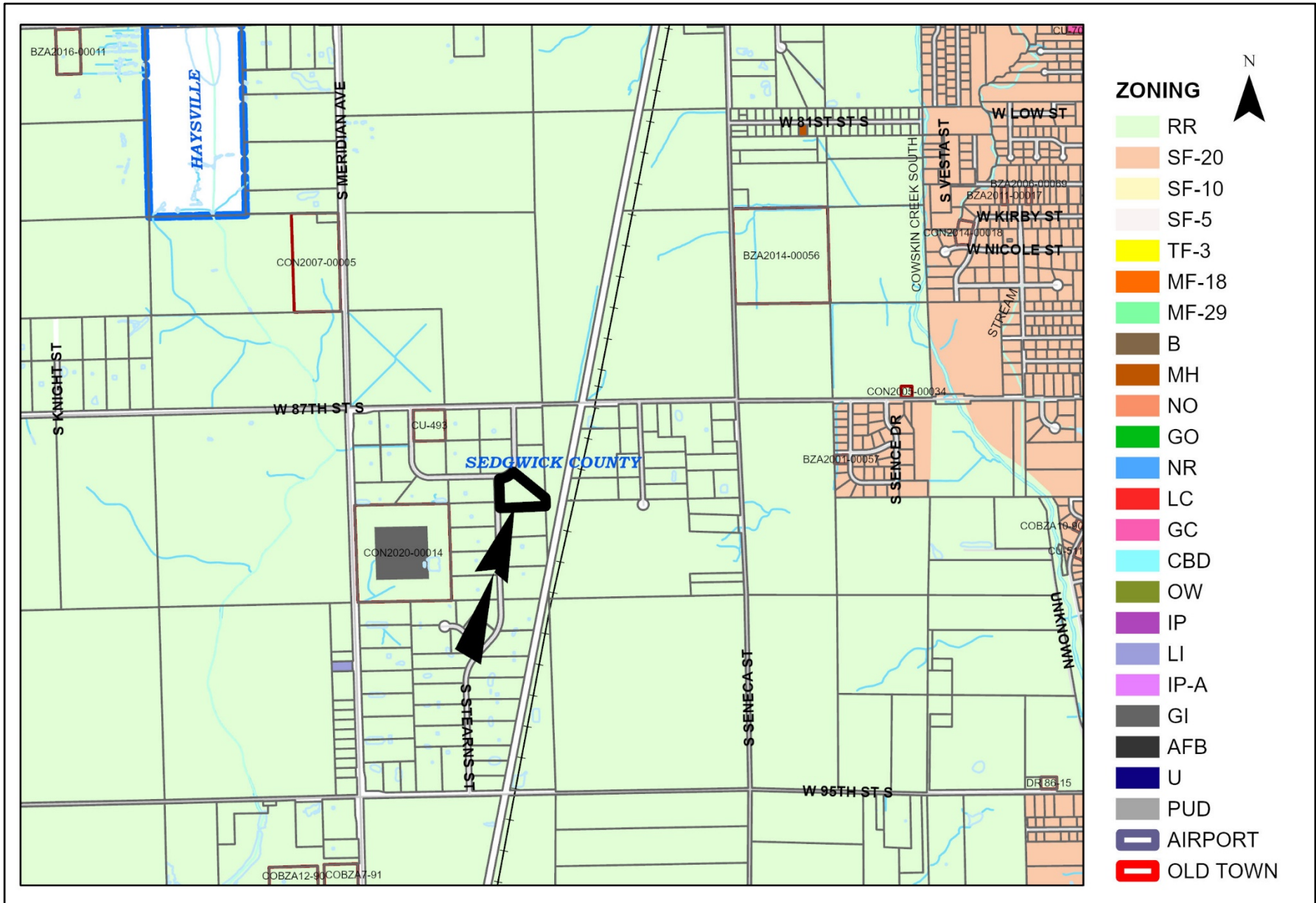
1. The Vehicle Storage Yard shall comply with Supplementary Use Regulations in Section III-D.6.mm of the Wichita-Sedgwick County Unified Zoning Code.
2. The Vehicle Storage Yard shall be limited to the storage of seven (7) Commercial Vehicles, and in no case shall it be used for sales, repair work, dismantling, or mechanical servicing of any vehicles or equipment, or for storage of materials or supplies.
3. All portions of the Vehicle Storage Yard shall be wholly within the applicant's property and meet required setbacks as defined in Section III-D.6.mm of the UZC.
4. The Conditional Use for Vehicle Storage Yard shall be permitted for 10 years. After such time, the Conditional Use shall expire. The property owner shall be able to renew the Conditional Use for subsequent 5-year periods by Administrative Adjustment approval by the Metropolitan Area Planning Department.
5. The storage area and all entrance/exit drives shall be surfaced with an all-weather surface that meets the standards of the UZC, Sedgwick County Fire District 1 Standards, and shall be maintained in good condition and free of weeds, trash, and other debris.
6. A **revised** site plan shall be submitted to the Planning Department for review and approval illustrating the defined storage area that meets all Supplementary Use Regulations in Section III-D.6 mm including the required 20-foot setback from any property line as well as location of required screening, prior to the issuance of any applicable licenses and/or building permits.
7. The site shall be developed in substantial conformance to the approved site plan.
8. The site shall be developed in conformance with all applicable federal, state, and local regulations.
9. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII hereof, may, with the concurrence of the Planning Director declare the Conditional Use null and void.

Attachments:

1. Site Plan
2. Aerial Map
3. Zoning Map
4. Future Growth Map
5. Urban Area of Influence Map
6. City of Haysville Land Use Plan Map
7. Site Photos

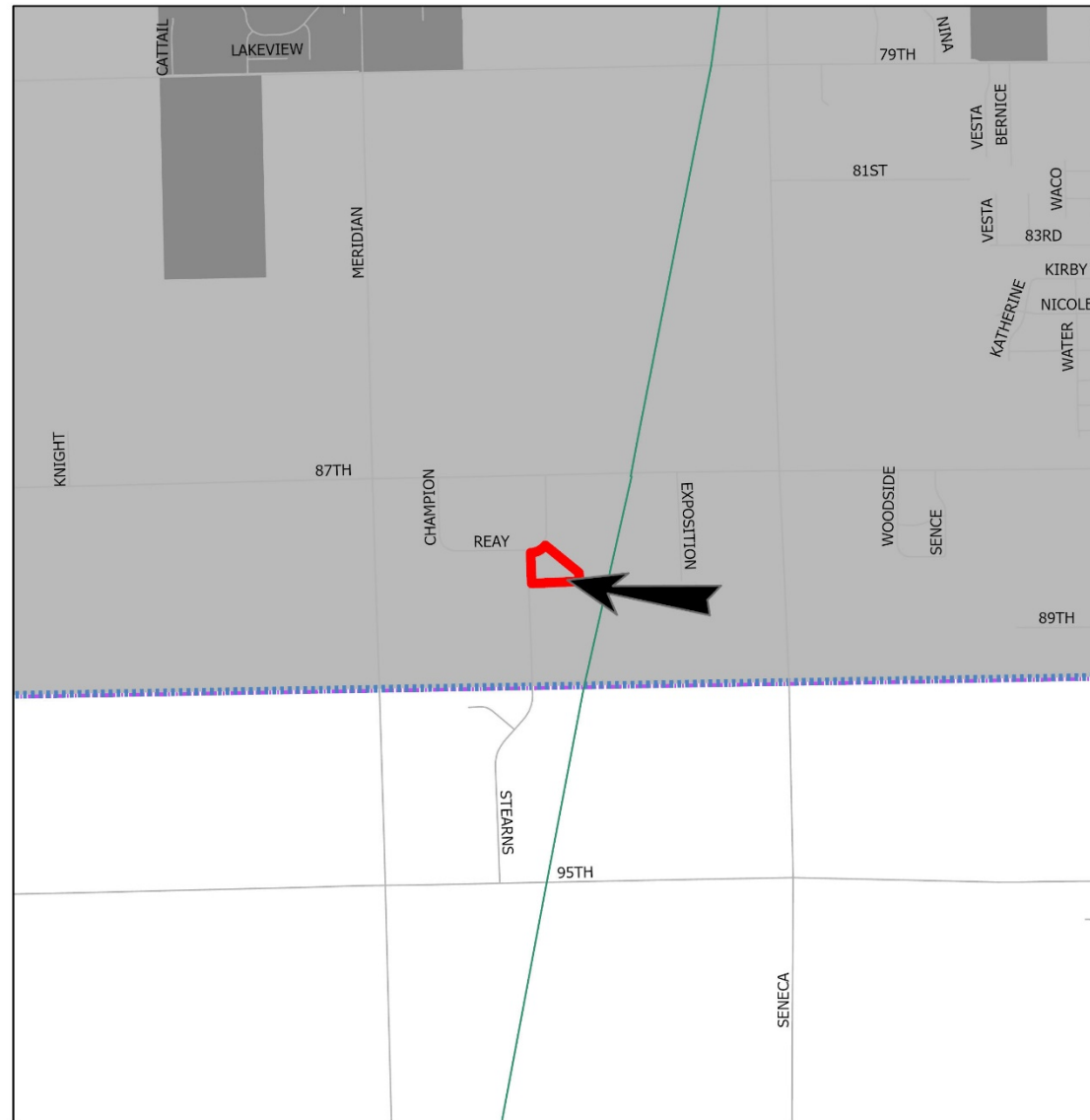











This map was prepared for the City of Wichita, Kansas. It is not intended to be used for any other purpose. The City of Wichita, Kansas, is not responsible for any errors or omissions in this map. The City of Wichita, Kansas, is not responsible for any damages or losses resulting from the use of this map. The City of Wichita, Kansas, is not responsible for any claims or liabilities resulting from the use of this map. The City of Wichita, Kansas, is not responsible for any claims or liabilities resulting from the use of this map.



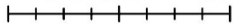
URBAN AREA OF INFLUENCE

Appendix in the
Wichita-Sedgwick County
Unified Zoning Code

Legend

-  Small City Urban Areas
of Influence
-  Rural Area
-  Application Area

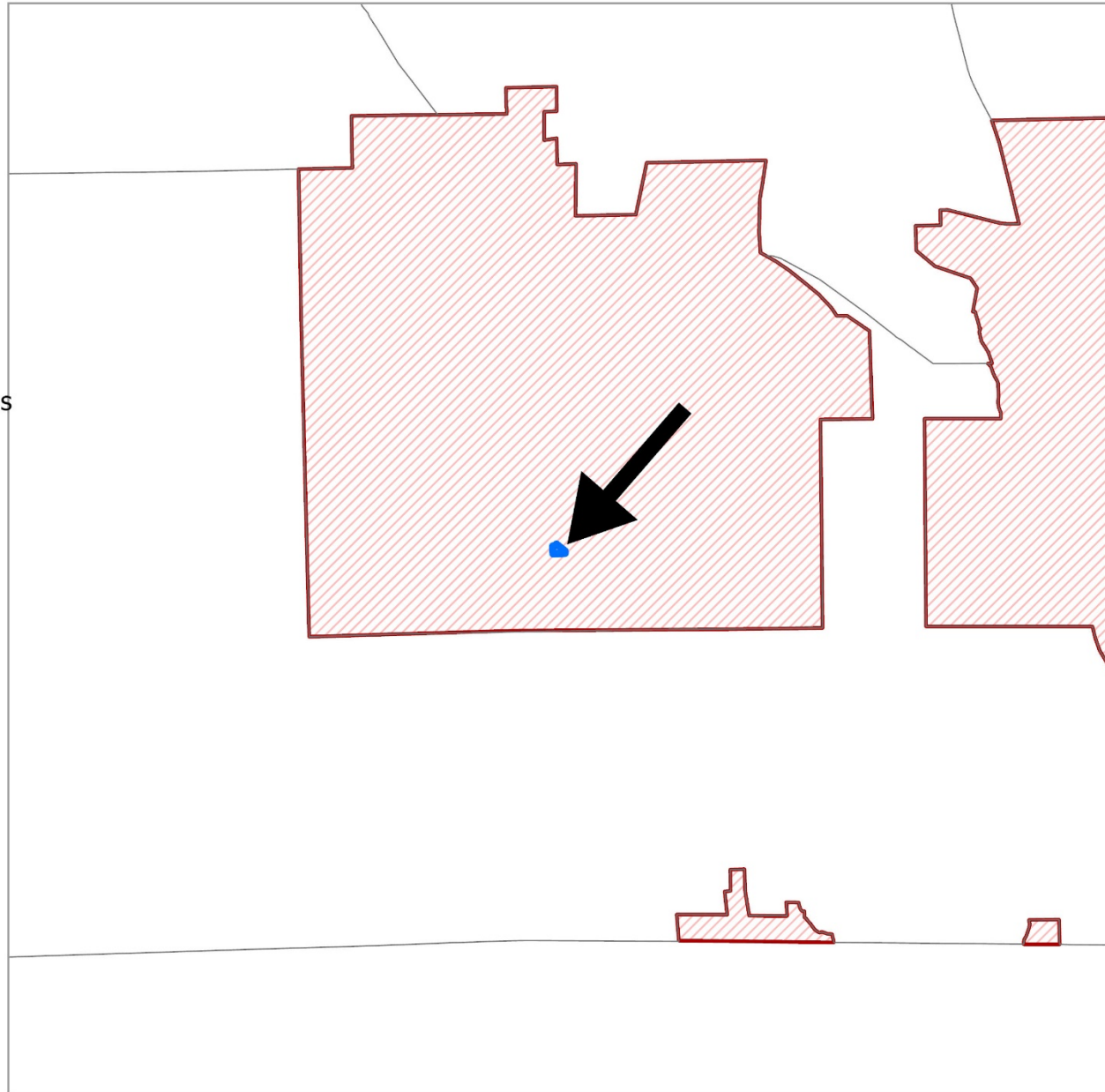


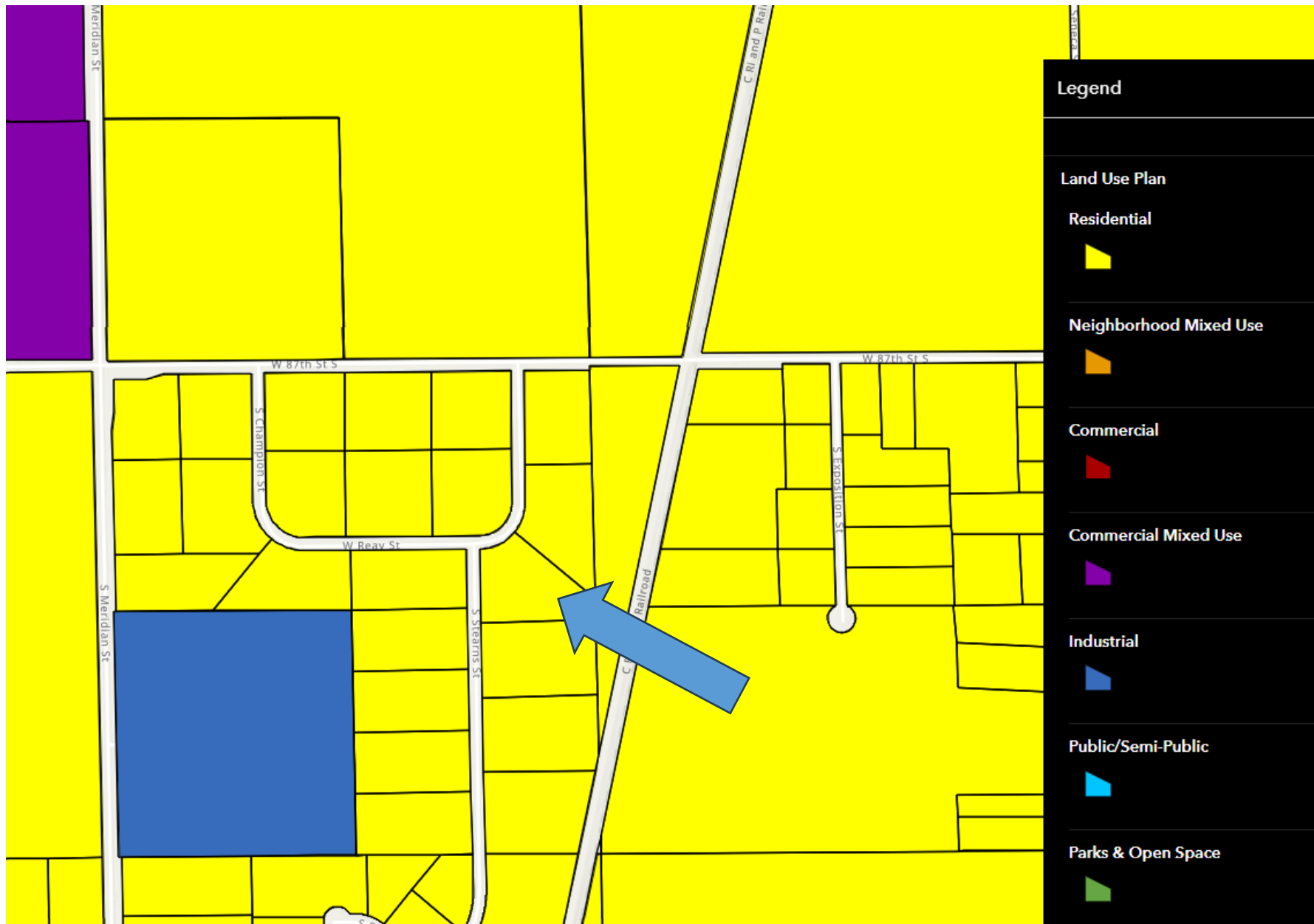
0 2,500 5,000 10,000 Feet


Scale: 1:82,892

Adopted by Sedgwick County Commission on
12/16/2020 (Resolution 178-2020) and
Adopted by Wichita City Council on
4/13/2021 (Ordinance 51-429)

Disclaimer: This map has been modified for
clarity and ease of understanding. Some
elements may have been altered from the
original version.





Looking southeast towards site



Looking southeast towards site



Looking northwest away from site



Looking south away from site



Looking east away from site



Looking west away from site





Haysville Planning Commission Staff Report

AGENDA ITEM:

Case Number: ZON 2025-001
Applicant(s): Guadalupe Nicolas Higareda (applicant) / Nick Masonry, LLC (business) / Barrie Davis (agent)
Location: Lot 1, Block A, Fox Addition to Haysville, Sedgwick County, Kansas (131 West Grand Avenue)
Request: Zone Change Request from “LC” Light Commercial to “HC” Heavy Commercial
Reason for Request: Relocate existing masonry business (Nick Masonry, LLC) and store refuse containers for lease

Meeting Date: March 27, 2025
Presented By: Kailyn Hogan, 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	3/13/2025	Held required public hearing. Tabled recommendation for further consideration.
Planning Commission	3/27/2025	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	4/14/2025	Adopt the recommendation of the Planning Commission as presented, override the recommendation, or return the recommendation to the Planning Commission.

This zone change was presented to the Planning Commission on March 13, 2025, and tabled until the March 27, 2025 meeting for further consideration. The Planning Commission asked staff to explore the exception of outdoor storage on a temporary basis approved by the Zoning Administrator in the “LC” Light Commercial District. Such exploration was to avoid changing the zoning of the subject lot to allow for the proposed use. Upon further consideration, staff determined that the proposed use, construction sales and service, is not an allowed use in the “LC” Light Commercial District, and thus the temporary outdoor storage exception would not be a viable solution for the applicant, as the principal proposed use is not allowed under the current zoning.

BACKGROUND

The applicant is requesting a zone change from “LC” Light Commercial District to “HC” Heavy Commercial District on a 0.324 acre property. The subject site is located at 131 W. Grand Avenue, and is

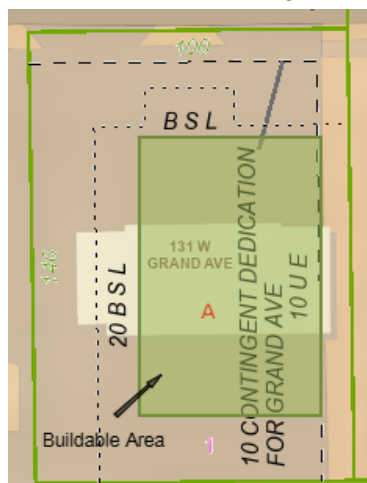
currently developed as a car wash. The applicant is looking to use the property to relocate his existing masonry business (Nick Masonry, LLC) and rental refuse container business. In the future, the applicant hopes to use half of the existing building for his existing masonry business and the other half for a future nail salon. Business activities conducted at the subject property will include client meetings; general office activities; and tool, material, and vehicle storage. The applicant acquired the property through a lease to buy agreement dated January 10, 2025.

Masonry businesses and rental refuse container businesses are included in the City’s definition for construction sales and service as they are considered construction and trade contractors’ storage yards. Construction sales and service is defined as an establishment engaged in the retail or wholesale sale of materials used in the construction and/or maintenance of buildings or other structures and/or grounds, as well as the outdoor storage of construction equipment of materials on lots other than construction sites. Typical uses include lumberyards, home improvements centers, lawn and garden supply stores, electrical, plumbing, air conditioning, and heating supply stores, swimming pool sales, construction and trade contractors’ storage yards, landscape installation and/or maintenance services and pest extermination services.

The current zoning, “LC,” allows for a limited number of civic and commercial uses aimed to serve the needs of those living in nearby neighborhoods, while the requested zoning, “HC,” allows for uses such as limited manufacturing, animal care, welding, construction sales and service, and wholesale business services. The table below compares the development standards from the Code of the City of Haysville for both zoning districts.

Development Standards	“LC” Light Commercial	“HC” Heavy Commercial
Minimum lot area	6,000 square feet	6,000 square feet
Minimum lot width	50 feet	50 feet
Minimum lot depth	90 feet	90 feet
Front setback	35 feet when adjacent to an arterial street, corner lots have front setbacks on both sides	35 feet, corner lots have a front setback on both sides
Rear setback	10 feet	20 feet
Side setback	6 feet	10 feet
Maximum height	45 feet	55 feet

The character of the neighborhood is a mixture of commercial, civic, and residential uses. Properties to



the west are zoned “SF” Single-Family Residential and “LC” Light Commercial and developed with single-family homes and a medical office. Properties to the south, east, and north are zoned “LC” Light Commercial and developed with a smoke shop, city hall, police station, financial institution, and a storage warehouse.

If the application is approved, the subject site will have to adhere to all screening, landscaping, and parking regulations. Applicable regulations will require screening of at least three feet in height above the parking surface, except at points of ingress and egress, and at least six feet in height around the area for outdoor storage.

The applicant will have to adhere to the setbacks of the “HC” Heavy Commercial District when considering the expansion of the existing

building or the addition of accessory structures, regardless of platted setbacks. Please see the diagram to the left for the buildable area under the “HC” Heavy Commercial District regulations for the subject site. The buildable area is applicable only to additions to the existing building and the addition of accessory structures. Fences, other screening material, plantings, and parking may be located outside of the buildable area.

CASE HISTORY

The subject site was platted as the Fox Addition to Haysville in October 1993. There are no known zoning cases associated with the subject property.

ADJACENT ZONING AND LAND USE

NORTH:	“LC” Light Commercial	City hall, police station, and financial institution
SOUTH:	“LC” Light Commercial	Storage warehouse
EAST:	“LC” Light Commercial	Undeveloped and smoke shop
WEST:	“SF” Single-Family Residential and “LC” Light Commercial	Single-family homes and medical office

PUBLIC SERVICES

The subject site has access to West Grand Avenue, a paved, four-lane arterial street with sidewalks on both sides, and South Trout Avenue, a paved, two-lane collector street with no sidewalks. The site has access to municipal services, which include sewer and water.

CONFORMANCE TO PLANS/POLICIES

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 Plan Map. The Map identifies the area in which the subject site is located to be appropriate for Commercial uses. The Commercial land use includes commercial, retail, restaurant and professional office land uses that serve the needs of the community as a whole and perhaps a larger region.

The proposed use of the subject property, a masonry business, also defined as construction sales and service, would be better located in an area appropriate for Commercial Mixed land uses as it may include outdoor storage and the use of heavy machinery. Commercial Mixed contains a mix of higher intensity commercial land uses and may include lighter industrial uses, such as warehousing and assembly.

RECOMMENDATION

Based upon information available prior to the public hearing, planning staff recommends that the request for “HC” Heavy Commercial District be **DENIED**. This recommendation is based on the following findings:

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 character of the neighborhood is a mixture of commercial, civic, and residential uses.

Properties to the north, south, east, and west are zoned “LC” Light Commercial and were developed pre-2000. Property to the north was developed as a police station in 1978 and later converted to city hall. A new police station was constructed in 1993 adjacent to the original building. Additional property to the north was developed in 1979 and is currently used for a financial institution. Property to the south was developed in 1959 and is currently used for a storage warehouse. Property to the east is undeveloped and currently for sale. Additional property to the east was developed in 1982 and is

currently used for a smoke shop. Properties to the west are “SF” Single-Family Residential and developed as single-family homes in the 1940s and 1950s. All properties are in good to fair condition.

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 subject property is currently zoned “LC” Light Commercial and is suitable for a limited number of commercial and civic uses intended to serve the needs of the surrounding neighborhood, such as general retail, restaurants, parks, and entertainment establishments. Such uses are appropriate given the context of surrounding 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 generation, landscaping, and screening, use limitations, etc.)*

Uses permitted in the requested district, “HC” Heavy Commercial, do not overlap well with the current zoning district, “LC” Light Commercial. The following uses are permitted, conditionally or by right, in the “HC” District and not permitted in the “LC” District:

- | | |
|--|---------------------------------------|
| • Cemeteries | • Riding academies or stables |
| • Public recycling collection stations | • Rodeos |
| • General animal care (large animals) | • Service stations |
| • Construction sales and services | • Outdoor vehicle and equipment sales |
| • Farmer’s markets | • Vehicle repair |
| • Heliports | • Vocational schools |
| • Kennels | • Self-service warehouse storage |
| • Recreational marine facilities | • Welding or machine shops |
| • Monument sales | • Wholesale or business services |
| • Outdoor recreation and entertainment | • Agricultural research |
| • Recreational vehicle campgrounds | • Agricultural sales and services |

Additionally, the maximum height allowed in the “HC” Heavy Commercial District exceeds that of surrounding districts by at least 10 feet. Many of the surrounding buildings have not been built to the maximum limit. The setback requirements for the “HC” Heavy Commercial District would also make the existing building on the subject site legal non-conforming.

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 has been vacate for four months since the previous business, Colt Car Wash, closed in November 2024. It has since been deeded to the applicant through a lease to buy agreement.

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.)

Denial of the zone change request would completely limit the applicant's ability to relocate his existing masonry business to the subject property, as it is not an allowed use in the subject property's current zoning district.

Additionally, while approval of the zone change would allow for the existing masonry business, approval would completely limit the applicant's ability to locate a nail salon at the subject site, as personal care services are not a permitted use in the "HC" Heavy Commercial District.

The applicant has not purchased the property, but is instead in a lease to buy agreement with the property owner. Denial of the zone change does not limit the property owner's ability to use the subject property for a different approved use in the "LC" Light Commercial District.

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?)*

The requested zone change is not in conformance with the *City of Haysville's Comprehensive Plan*, as discussed in the staff report.

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.)*

Staff does not anticipate the proposed development to have any significant negative impact on community facilities. City water and sewer are available to the property, and police and fire protection services are already provided to the area with no additional burden anticipated.

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).*

At the time of the publication of the staff report, staff had received one comment in opposition of the zone change request. The comment is described in detail at the end of this staff report.

ALTERNATIVE ACTION

If, in the opinion of the Planning Commission, the request is determined to be appropriate, the Planning Commission should adopt alternative findings supporting approval, and it is recommended that approval should be subject to the adoption of a Protective Overlay:

Recommended Conditions, effective through a Protective Overlay, if approved:

1. Permitted Uses:
 - a. Construction Sales and Service
 - b. Any uses expressly permitted in the "LC" Light Commercial District. Any uses conditionally permitted in the "LC" Light Commercial District shall be subject to the Conditional Use process.
2. All new parking lots or additions to parking lots shall be continuously screened from view of adjacent residential districts when within one-hundred fifty (150) feet thereof, except at points of

vehicle and/or pedestrian ingress and egress, to a minimum height of three (3) feet above the parking surface by the use of berms and/or plantings. Walls and fences may be used in combinations with berms and/or plantings, but may not be used as the sole means of screening a parking lot. The parking lot screening shall wrap around the corner of the lot for any frontage that does not require screening for a distance of not less than one-hundred (100) feet.

3. Outdoor storage is prohibited in the front yard. Outdoor storage must be kept on a hard or all-weather surface, arranged to permit reasonable inspection and access to all parts of the premises by fire, police, and city authorities, and must be screened from view of adjacent properties.
4. Outdoor storage screening must be 90 to 100 percent opaque and made from wood, vinyl, landscaped earth berms, masonry, or other similar materials, including brick, stone, architectural tile, or a combination of these materials. Appropriate materials do not include mesh privacy screens. Walls and fences must be used in combination with plantings along street frontages within one-hundred (150) feet of residential districts to avoid a blank and monotonous appearance.
5. Landscaping requirements: At least 1,920 square feet of landscaped street yard and four (4) shade trees, or their equivalent in ornamental trees or shrubs, shall be maintained on the property at all times.
6. Business operations must not be objectionable due to odor, dust, smoke, noise, vibration, or other similar causes.

PUBLIC REVIEW

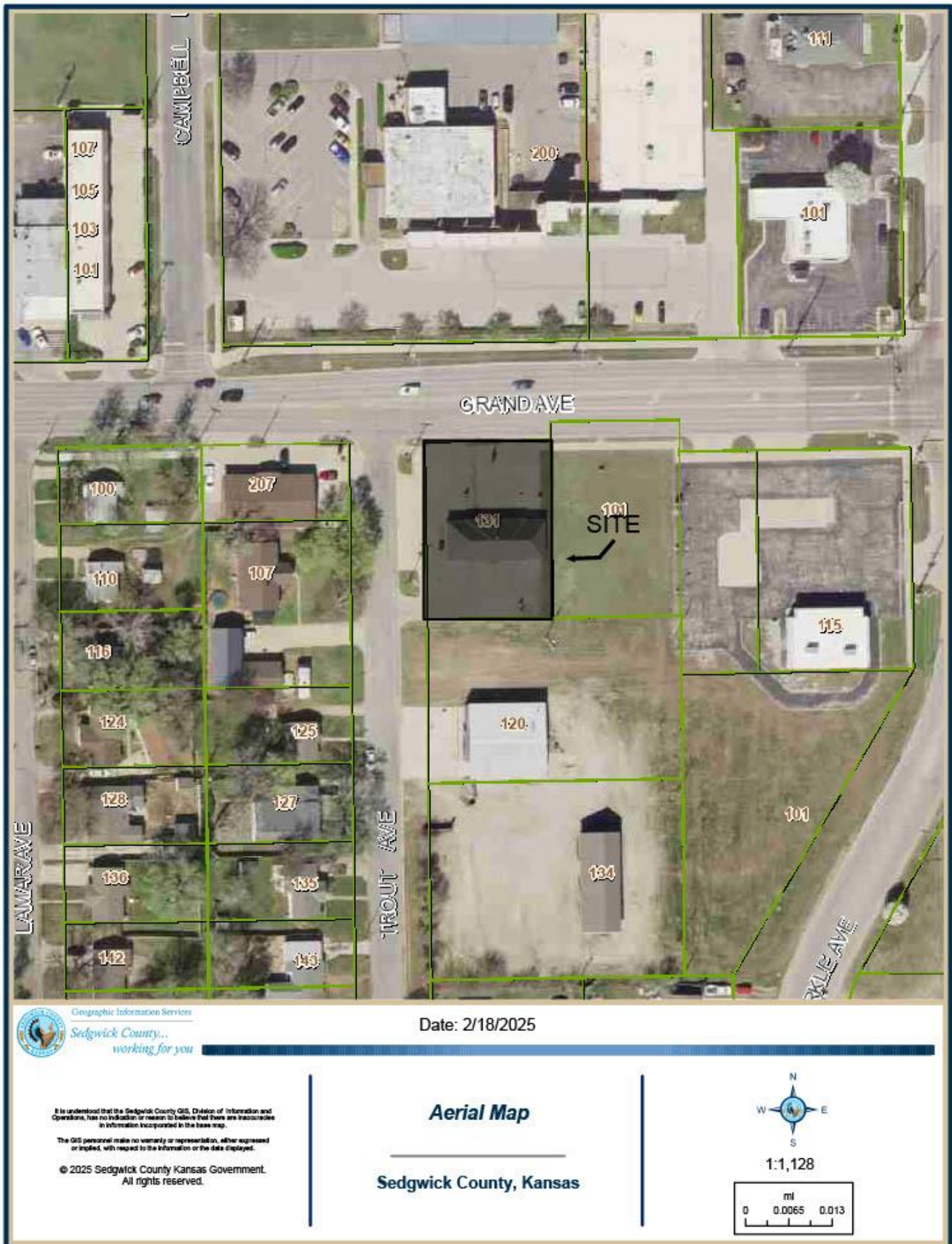
The public hearing notice was published on February 20, 2025. A written record of the comments received as of March 7, 2025 are attached. Comments received after the publication of this staff report will be distributed at the meeting.

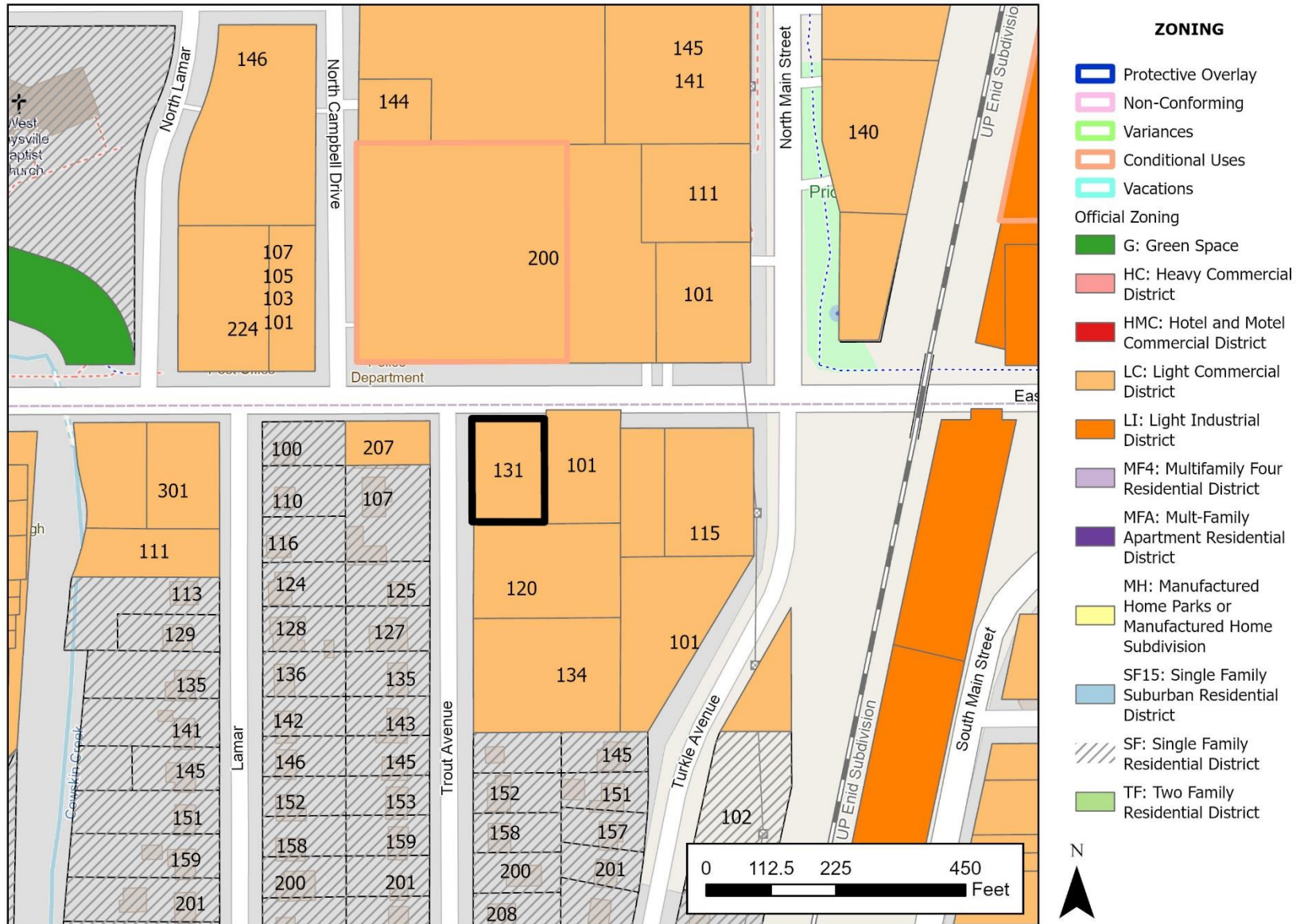
ATTACHMENTS

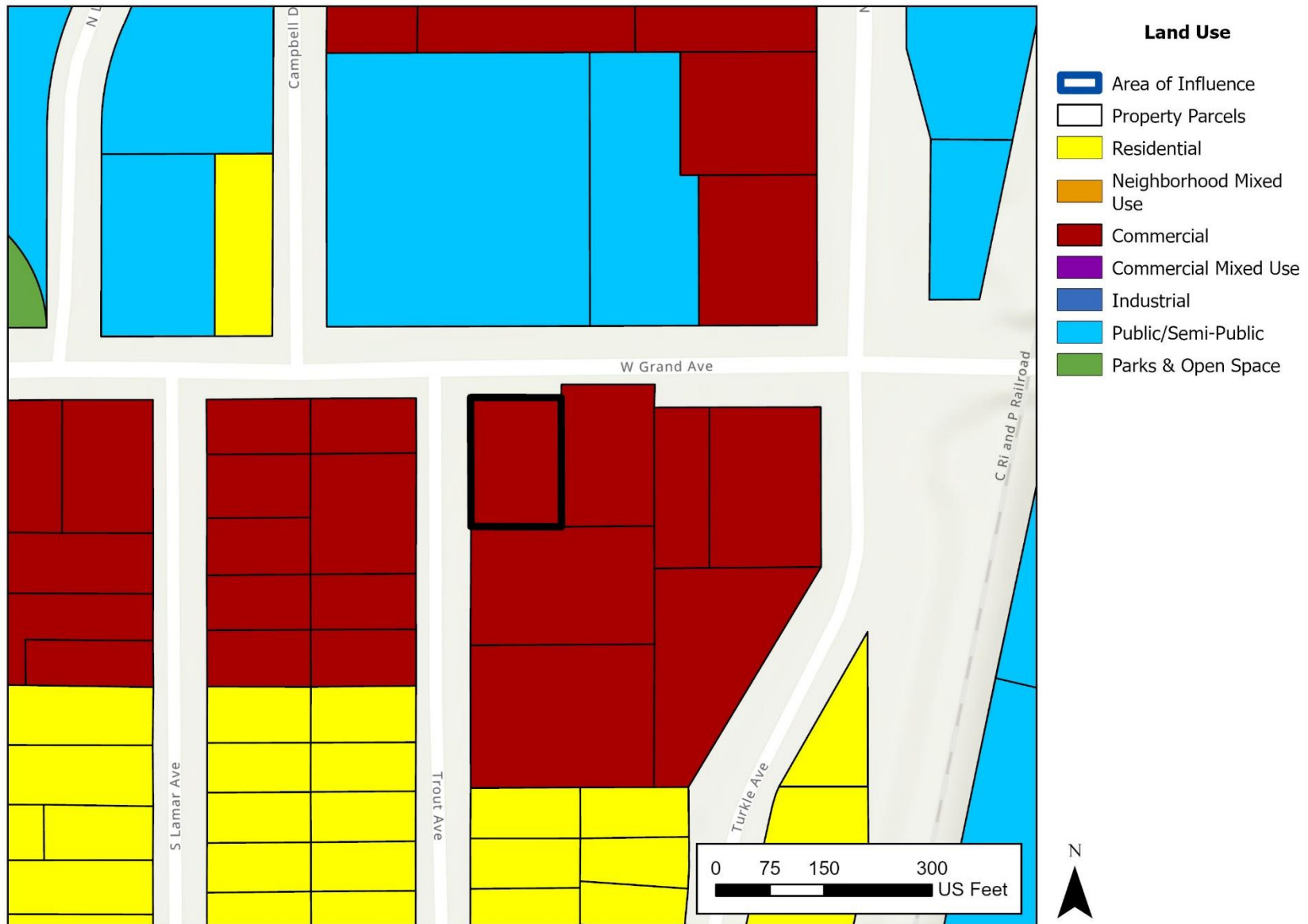
Aerial Map
Zoning Map
Land Use Map
Site Photos
Zone Change Application
Site Plans
Copy of the Public Hearing Notice

COMMENTS

On March 6, 2025 at 12:14 p.m., Dr. Matt Bauer at 207 W. Grand Ave. emailed in opposition of the zone change. His message read: "I just wanted to voice my opposition to a zoning change at 131 W Grand to Heavy Commercial. Haysville doesn't need this type of zoning on the main street of the city. There are definitely more appropriate locations for the activity this zoning would bring about."







Looking north away from property



Looking south away from property



Looking east away from property

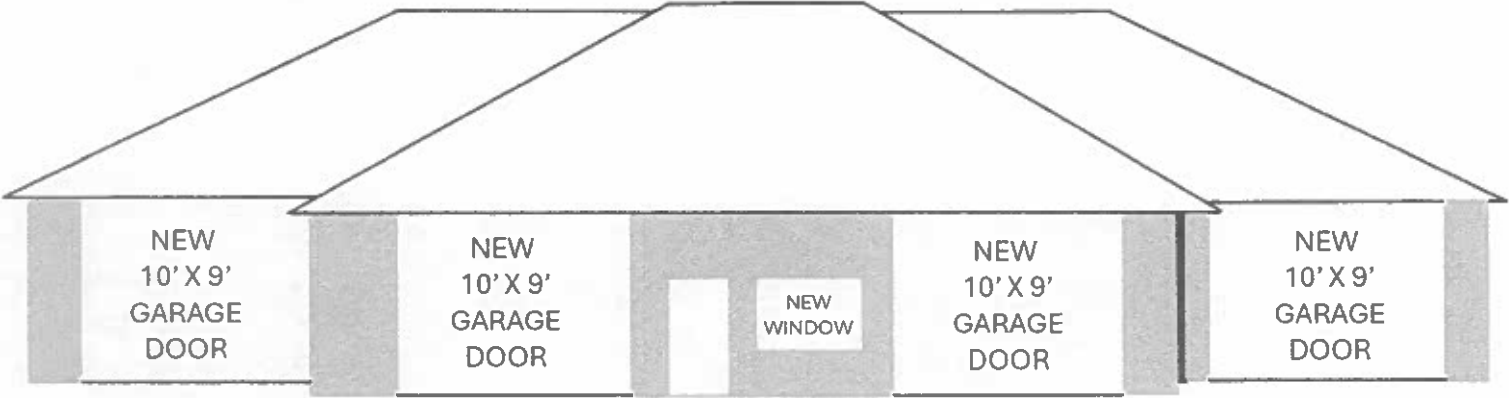


Looking west away from property

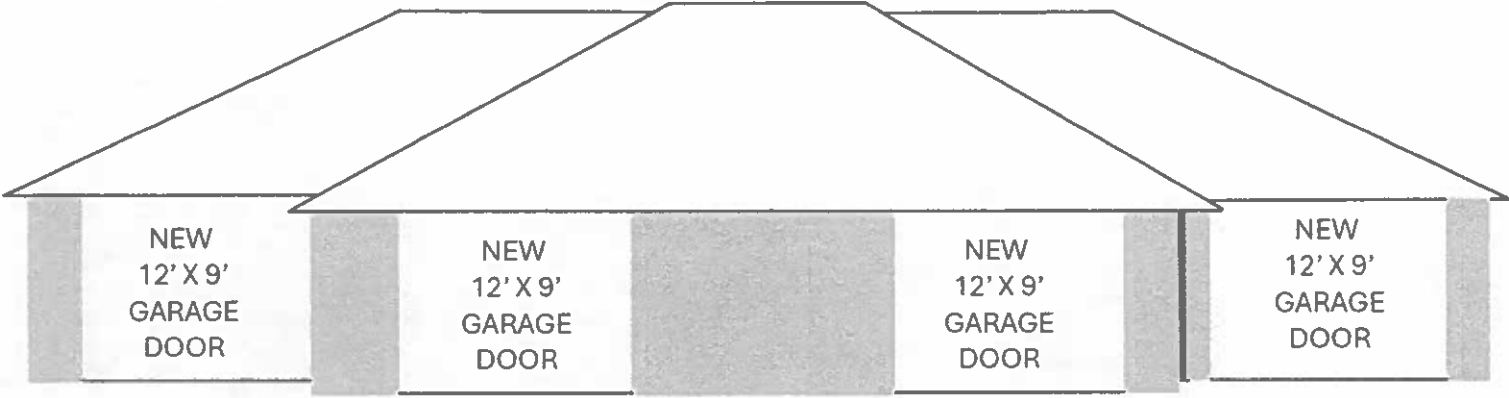


PROPOSED REVISIONS TO BUILDING

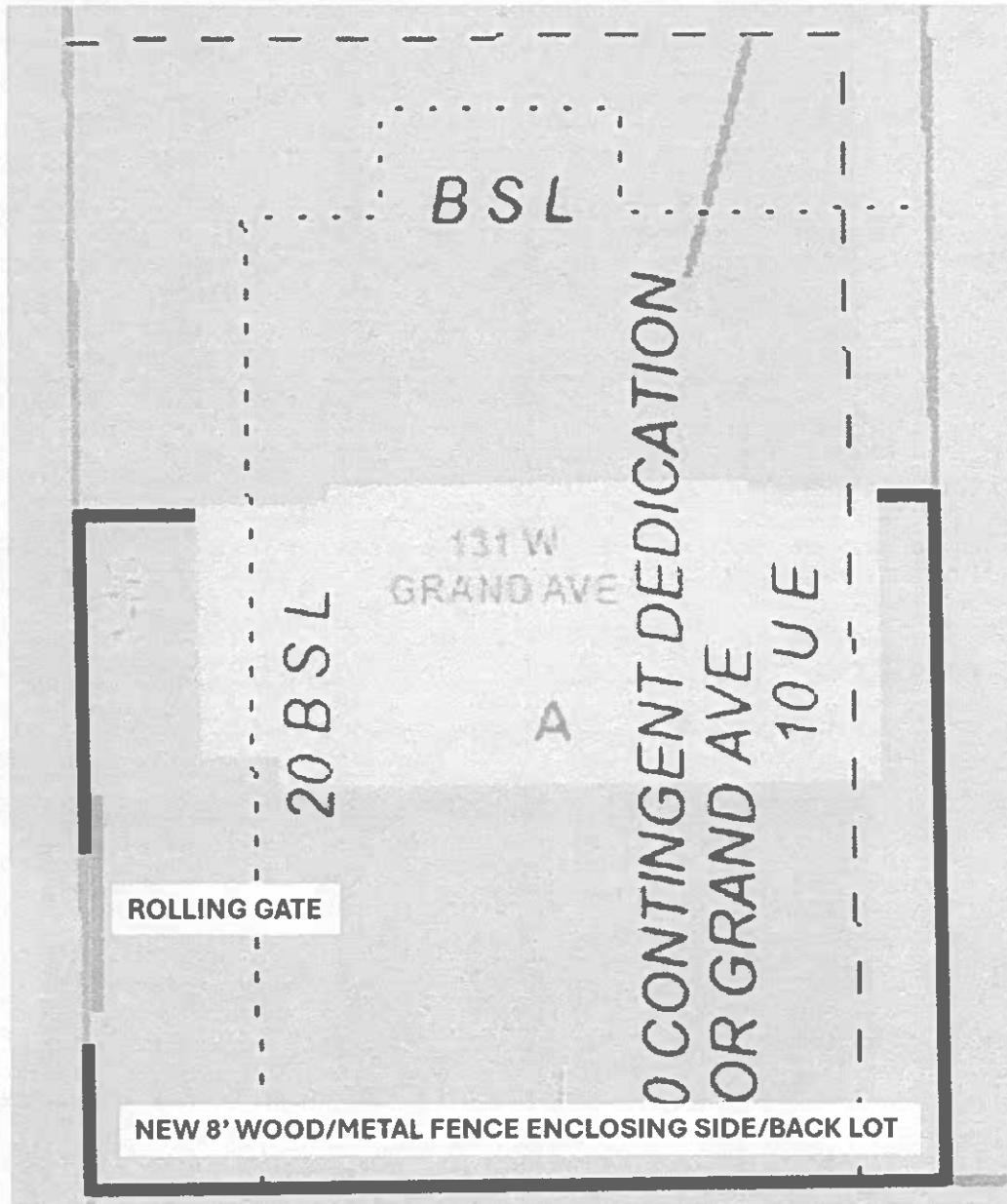
FRONT VIEW



REAR VIEW



PROPOSED REVISIONS TO BUILDING



CLOSING SUMMARY FROM APPLICANT

Being an existing Established Business which takes pride in my Business and Quality Workmanship, I would enjoy relocating my Business to the City of Haysville. I also will comply with all Local Ordinance's and Codes unique to the City. I would like to make required renovations to make this Business reflect the Community Pride which is clearly demonstrated in your Community.

**CITY OF HAYSVILLE**

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

**Change of Zoning
Application****THE RECEIPT OF MONIES DOES NOT CONSTITUTE APPROVAL OF THE APPLICATION****APPLICANT INFORMATION**

Name of Applicant:	<i>Guadalupe Nicolas Higareda C</i>	Phone:	<i>716-806-1863</i>
Mailing Address:	<i>2317 S. Ironstone Ct</i>	Email:	<i>NickMason7116@gmail.com</i>
City, State, ZIP	<i>Wichita KS 67230</i>		
Name of Authorized Agent or Additional Applicant:		Phone:	
Mailing Address:		Email:	
City, State, ZIP			

ZONING INFORMATION

The applicant(s) hereby request(s) rezoning of:		<i>Light Commercial + Heavy Commercial</i>
Legally Described as Follows:		<i>131 W Grand Ave, Haysville, KS 67060</i>
From Zone:	<i>LC</i>	To Zone: <i>HC</i>

SIGNATURE

Applicant:	<i>[Signature]</i>	Date:	<i>1-27-25</i>
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. *Have company information.*
- ✓ 5. Copy of restrictive covenants (if any).
- 6. Filing fee of \$375.00 paid to the City Clerk as set out in Article 17, Section 309 of the Code of the City of Haysville. *Pay when ownership list received!*

OFFICE USE ONLY

This application was received at the office of the Planning Commission at *11:00* (am/pm) on *1/28/2025*, 20____. It has been checked and found to be correct and accompanied by required documents and the appropriate fee of \$375.00.

Authorized Signature: _____

[Signature]
Kaitlin Hogan

Title: _____

*Planning and
Zoning Administrator*

NOTICE OF PUBLIC HEARING

TO WHOM IT MAY CONCERN: At 6:00 p.m., Thursday, March 13, 2025, in the Council Chambers at City Hall, 200 W Grand, Haysville, Kansas, the Haysville Planning Commission will hold a public hearing to consider a zone change request to vacate portions of the platted access control on the property generally located at the 131 W Grand Ave., legally described as Lot 1, Block A, Fox Addition to Haysville, Sedgwick County, Kansas, 67060.

Comments, both written and oral, will be heard by the Planning Commission at the time of the hearing. Comments can be submitted to: City of Haysville, Attn: Planning Department, 200 W Grand Ave, P.O. Box 404, Haysville, Kansas 67060 or by email to khogan@haysville-ks.com. Written comments will be accepted up to 4:00 p.m. on the day of the meeting.

For additional information call 529-5900 or visit the City's website at www.haysville-ks.com.

(to be published February 20, 2025)



Posting Date	Type of Posting	Description
2025		
01/09/2025	Other	Violation - Nuisance Automobile - 8-401a - 242 S. Wayne Avenue
01/13/2025	Public Hearing	Public Hearing for request for a conditional use permit to build a new wireless communication facility tower
01/15/2025	Ordinance	#1136 - Ordinance Amending Chapter 16A, Zoning Regulations
01/22/2025	Other	Violation - Unlawful Nuisances, 8-401 - 6400 S. Osage Avenue
01/27/2025	Other	Haysville Land Bank Inventory
01/28/2025	Other	Violation - Unlawful Nuisance, Weeds, Dangerous Fence, 8-401, 8-601, 4-1107 - 209 W. Grover Ave., Wichita
02/06/2025	Public Hearing	Public Hearing to consider request to vacate portion of property, Timberlane Plaza Addition
02/11/2025	Resolution	25-01 Conditional Use Permit for Wireless Communication Facility - 200 W. Grand Ave.
02/11/2025	Resolution	25-02 Advisability of improvements, Paving Improvements/Lakefield Addition
02/11/2025	Resolution	25-03 Advisability of improvements, Sanitary Sewage Improvements/Lakefield Addition
02/11/2025	Resolution	25-05 Advisability of improvements, Storm Water Drain Improvements/Lakefield Addition
02/11/2025	Resolution	25-06 Advisability of improvements, Sidewalk Improvements-Meridian/Lakefield Addition
02/11/2025	Resolution	25-07 Advisability of improvements, Sidewalk Improvements-79th Street/Lakefield Addition
02/11/2025	Resolution	25-04 Advisability of improvements, Water Improvements/Lakefield Addition
02/20/2025	Public Hearing	Consideration of Zone Change Request Vacating 131 W. Grand Ave

Type	Definition
Ordinance	Comprise the body of local Haysville law which governs the management of local affairs, the conduct of persons, the use of property, and other matters on which the City of Haysville government exercises its power. General ordinances remain in effect until repealed by another ordinance.
Resolution	Less formal than ordinances. Generally used when (1) required by State statute, (2) when the formality or permanency of an ordinance is not required, (3) when a separately written record is advisable, or (4) when there is doubt that a simple motion of the Governing Body, recorded in the Governing Body minutes, is not sufficient.
Public Hearing	A formal public hearing held in order to receive testimony from all interested parties - including the general public - on a proposed issue or action.
Other Legal Notices	Financial reports, specific meeting agendas, and any other item that does not fit within the previous three categories but still requires publication.

