



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 19, 2021

Stanford and Linda Greer  
10634 S. 97<sup>th</sup> Street  
Clearwater, KS 67026

**RE: CON2021-00045** - County Conditional Use for a single vehicle RV campsite on property zoned RR Rural Residential; generally located one-quarter mile east of South 103rd West and one-quarter mile south of West 103rd South (10634 S 97th Street West).

Dear Applicants:

No valid protests or appeals opposing the action of the MAPC were received. The action of the Metropolitan Area Planning Commission is final.

Sincerely,

Kathy L. Morgan, Senior Planner  
Current Plans Division

Copies to: MABCD  
Sarah Lopez, BoCC District 2  
Lynn Packer, County Public Works, 1144 S. Seneca, Wichita, KS 67216  
Justin Waggoner, County Mail Stop Room #320  
Kelly Dixon, Ronald Reagan Building  
Jim & Sheila Fugarino, 10700 S. 97<sup>th</sup> Street West, Clearwater, KS 67026  
Daniel Barnes, 10750 S. 97<sup>th</sup> Street West, Clearwater, KS 67026  
Ross & Bridget Keesling, 10751 S. 97<sup>th</sup> Street West, Clearwater, KS 67026  
Tim & Linda Reeves, 10525 S. 97<sup>th</sup> Street West, Clearwater, KS 67026  
Dan & Debbie Suttles, 10415 S. 97<sup>th</sup> Street West, Clearwater, KS 67026  
James & Marie Kitchens, 10405 S. 97<sup>th</sup> Street West, Clearwater, KS 67026  
James & Shannon Kile, 10544 S. 97<sup>th</sup> Street West, Clearwater, KS 67026



## Wichita-Sedgwick County Metropolitan Area Planning Department

November 5, 2021

Stanford and Linda Greer  
10634 S. 97<sup>th</sup> Street  
Clearwater, KS 67026

**RE: CON2021-00045** - County Conditional Use for a single vehicle RV campsite on property zoned RR Rural Residential; generally located one-quarter mile east of South 103rd West and one-quarter mile south of West 103rd South (10634 S. 97th Street West).

Dear Applicants:

At its regular meeting on **November 4, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request subject to the following conditions:

1. The Conditional Use permits a Recreational Vehicle campground for one Recreational Vehicle.
2. Tent camping is not permitted.
3. The Recreational Vehicle campground shall be developed and maintained in general compliance with the site plan, design and type of RV approved by the Planning Department. All improvements and the operation of the Recreational Vehicle campground shall be in compliance with applicable regulations and codes.
4. The Conditional Use for a Recreational Vehicle campground for one Recreational Vehicle shall be declared null and void after the Owners of Record (Stanford and Linda Greer) transfer title of said property; or if the site plan, design and type of RV approved by the Planning Department is altered.
5. If there are changes made to the approved site plan, design and type of RV, a new Conditional Use application shall have to be filed.
6. On-site water and wastewater services shall be provided in compliance with Sedgwick County codes. Electric, gas, telephone and cable television utility service may be provided as separate utility services from the primary residence.
7. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
8. 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 of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Property owners opposed to the application may file with the County Clerk a signed, written protest of the MAPC's recommendation. (Unsigned e-mails are not considered to be legal protests.) To be effective, the protest must be filed by 5:00 p.m. on November 18, 2021. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially located within 200 feet of the property for which the application was filed, and must be submitted to the County Clerk by November 18, 2021 at 5:00 p.m.

If no valid protests or appeals opposing the action of the MAPC are filed with the County Clerk by **5:00 p.m. on Thursday, November 18, 2021**, the action of the MAPC will be considered final.

If a protest or an appeal of the decision of the MAPC is filed, the application will be forwarded to the Board of County Commissioners for consideration on December 15, 2021.

This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,



Kathy L. Morgan, Senior Planner  
Current Plans Division

Copies to: MABCD  
Sarah Lopez, BoCC District 2  
Lynn Packer, County Public Works, 1144 S. Seneca, Wichita, KS 67216  
Justin Waggoner, County Mail Stop Room #320  
Kelly Dixon, Ronald Reagan Building  
Jim and Sheila Fugarino, 10700 W. 97<sup>th</sup> Street W., Clearwater, KS 67026  
Daniel & Thai Barnes, 10750 S. 97<sup>th</sup> Street W., Clearwater, KS 67026  
Eugene G. Sommerhauser, 10701 S. 97<sup>th</sup> St. W., Clearwater, KS 67026  
Ross & Bridget Keesling, 10751 S. 97<sup>th</sup> Street W., Clearwater, KS 67026  
James Q. & Shannon R. Kile, 10544 S. 97<sup>th</sup> Street. Clearwater, KS 67027  
Tim & Linda Reeves, 10525 S. 97<sup>th</sup> Street, Clearwater, KS 67026  
Dan & Debbie Suttles, 10415 S. 97<sup>th</sup> Street, Clearwater, KS 67026  
James P. & Marie R. Kitchens, 10405 S. 97<sup>th</sup> Street, Clearwater, KS 67026

**CONDITIONAL USE RESOLUTION NO. CON2021-00045**

**WHEREAS**, Stanford A. and Linda K. Greer, Owners, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow one-vehicle Recreational Vehicle Campground on property described:

Part of the East Half of the Northwest Quarter of Section 29, Township 29 South, Range 1 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, described as follows:

Commencing at the Northeast corner of the said Northwest Quarter; thence South 1°02'15" East along the East line of said Northwest Quarter, 1,655.0 feet to the point of beginning; thence South 1°02'15" East along the East line of said Northwest Quarter, 331.0 feet; thence North 90°00' West parallel to the North line of said Northwest Quarter, 659.0 feet; thence North 1°02'15" West parallel to the East line of said Northwest Quarter, 331.0 feet; thence North 90°00' East parallel to the North line of said Northwest Quarter, 659.0 feet to the point of beginning, subject to the West 35 feet thereof for road right-of-way.

**WHEREAS**, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

**WHEREAS**, the MAPC did, at the meeting of November 4, 2021, consider said application; and

**WHEREAS**, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow Recreational Vehicle Campground for one (1) vehicle on property zoned RR Rural Residential Zoning District described as:

Part of the East Half of the Northwest Quarter of Section 29, Township 29 South, Range 1 West of the 6<sup>th</sup> P.M., Sedgwick County, Kansas, described as follows:

Commencing at the Northeast corner of the said Northwest Quarter; thence South 1°02'15" East along the East line of said Northwest Quarter, 1,655.0 feet to the point of beginning; thence South 1°02'15" East along the East line of said Northwest Quarter, 331.0 feet; thence North 90°00' West parallel to the North line of said Northwest Quarter, 659.0 feet; thence North 1°02'15" West parallel to the East line of said Northwest Quarter, 331.0 feet; thence North 90°00' East parallel to the North line of said Northwest Quarter, 659.0 feet to the point of beginning, subject to the West 35 feet thereof for road right-of-way.

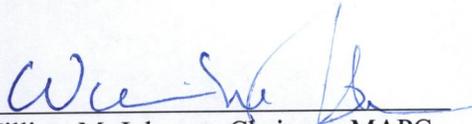
Approved subject to the following conditions:

1. The Conditional Use permits a Recreational Vehicle campground for one Recreational Vehicle.
2. Tent camping is not permitted.
3. The Recreational Vehicle campground shall be developed and maintained in general compliance with the site plan, design and type of RV approved by the Planning Department. All improvements and the operation of the Recreational Vehicle campground shall be in compliance with applicable regulations and codes.

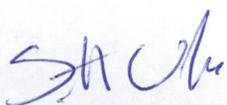
4. The Conditional Use for a Recreational Vehicle campground for one Recreational Vehicle shall be declared null and void when the property ownership is transferred.
5. If there are changes made to the approved site plan, design and type of RV, a new Conditional Use application shall have to be filed.
6. On-site water and wastewater services shall be provided in compliance with Sedgwick County codes. Electric, gas, telephone and cable television utility service may be provided as separate utility services from the primary residence.
7. The applicant shall obtain all applicable permits including, but not limited to: building, health and zoning. This will include submitting plans for review and approval by the MABCD.
8. 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 of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 4th Day of November 2021.

METROPOLITAN AREA PLANNING COMMISSION

  
William M. Johnson, Chairman MAPC

ATTEST:

  
Scott Wadle, Secretary

# Affidavit of Legal Publication

STATE OF KANSAS )  
                          ) ss.  
County of Sedgwick )

Emily Gillihan, being first duly sworn, deposes and says:  
That he/she is Legal Manager of

## The Derby Informer

a weekly newspaper printed in the State of Kansas, and published in and of general circulation in Sedgwick County, Kansas, with a general paid circulation on a weekly basis in Sedgwick County, Kansas, and that said newspaper is not a trade, religious or fraternal publication.

Said newspaper is a weekly published on Wednesdays, and has been so published continuously and uninterrupted in said county and state for a period of more than one year prior to the first publication of said notice, and has been admitted at the post office of Derby, Kansas, in said county as second class matter.

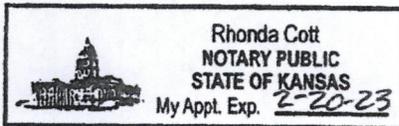
That the attached notice is a true copy thereof and was published in the regular and entire issue of said newspaper for 1 week the first publication thereof being made as aforesaid on the 13th day of October 2021, with subsequent publications being made on the following dates:

N/A

Emily Gillihan  
Legal Manager

Subscribed and sworn to before me this 13th day of October, 2021.

Rhonda Cott  
Notary Public



Official Hearing Notice - MAPC November 4, 2021

Printer's Fee: \$42.00

Additional copies: \$ \_\_\_\_\_

Legal Publication  
OCA 150004

Published in The Derby Informer on October 13, 2021

### MAPC November 4, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on Thursday, November 4, 2021 no earlier than 1:30 p.m., the WichitaSedgwick County Metropolitan Area Planning Commission (Planning Commission) will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the WichitaSedgwick County Metropolitan Area Planning Department at (316) 2684421.

CON2021-00045: County Conditional Use for a single vehicle RV campsite on property zoned RR Rural Residential; generally located one-quarter mile east of South 103rd West and one-quarter mile south of West 103rd South (10634 S 97th Street West).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor. As provided in Section V of the WichitaSedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

**PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:**

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

#### Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email;

letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <u>Scott Wadle</u> 271 W. 3rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

#### Participate Remotely

Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/651544141>  
You can also dial in using your phone.  
United States: +1 (571) 317-3112  
Access Code: 651-544-141

#### Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com  
Meeting ID: 651 544 141  
Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

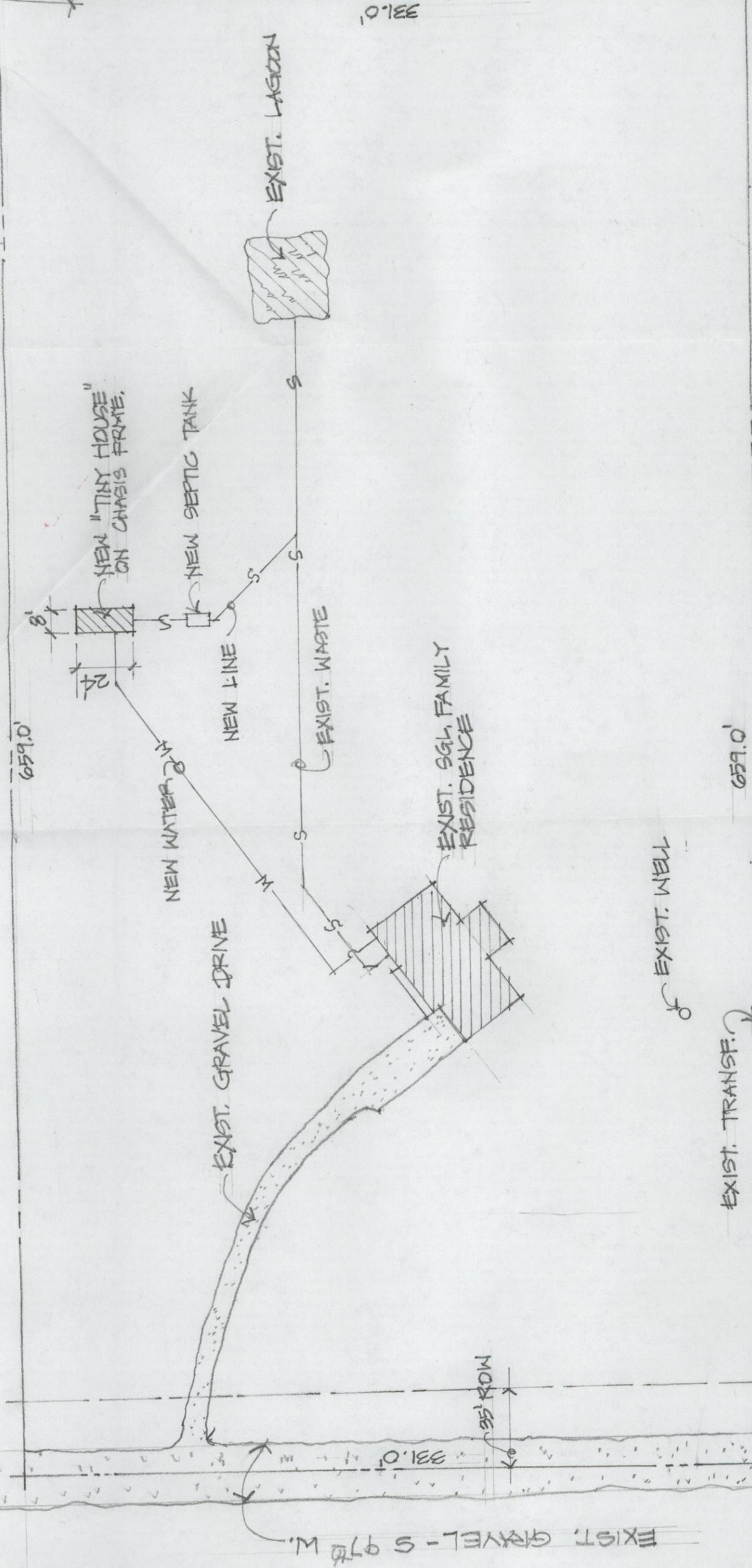
#### Attend in-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit [www.wichita.gov/visitcityhall](http://www.wichita.gov/visitcityhall). The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-2684464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on October 13, 2021

Scott Wadle, Secretary  
WichitaSedgwick County  
Metropolitan Area Planning Commission

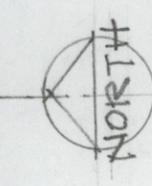
P 0215"



STANFORD A. GREER: APPLICANT

# SITE PLAN

# SITE PLAN



1" = 50.0'

APPROVED 11-18-2021 *[Signature]*

PART OF THE EAST 1/2 OF THE NW QUARTER  
 (E/2 NW/4) OF SECTION 29, TOWNSHIP 29 SO.  
 RANGE 1 WEST OF THE 6th P.M., SEDGWICK CO,  
 KANSAS

CONDITIONAL USE TO ALLOW:  
 RV CAMPSITE

10634 S. 97th ST. WEST  
 CLEARWATER, KS 67026

659.0'

EXIST. TRANSF.

659.0'

EXIST. WELL

EXIST. GRAVEL - S 97th W.

331.0'

659.0'

659.0'