

DR 66-37 - Consideration of Request  
from Andale City Council to include  
City of Andale as member of the MAPC

ACTION

COMMITTEE \_\_\_\_\_

M.A.P.C. Deferred Drawks 11-10-66  
Maps Approved 11-23-66  
B.C.C./B. CC. C. \_\_\_\_\_

DR 66-37 - Consideration of Request  
from Andale City Council to Include  
City of Andale as member of the MARC

DR 66-37

December 1, 1967

Board of Sedgwick County Commissioners  
320 Sedgwick County Courthouse  
Wichita, Kansas 67203

Gentlemen:

This is to inform you of the desires of the Cities of Andale and Maize to process the legal and administrative documents necessary to have them become a member city of the Wichita-Sedgwick County Metropolitan Area Planning Commission as soon as possible. At the last meeting of MAPC on November 22, 1967, a letter was received from the City of Andale indicating that they had completed the two conditions placed on their joining MAPC last year when their request was initiated. This was to create a local planning commission and to agree to initiate preliminary planning for their area prior to future consideration of zoning the three mile ring. By a letter dated November 16, 1967 from them they have agreed to these conditions and MAPC has directed me to proceed to assist them immediately in arrangements to become a member.

We have also had calls from the city officials of Maize desiring to have their application processed as soon as possible. Both Andale and Maize would benefit from the new procedure in that they could pass a simplified local concurring ordinance. Included in the new procedure is a 15-day notice to the MAPC of intentions to join. Due to the fact that both cities have made previous formal requests for membership, it can be concluded that they have fulfilled the 15-day notice embodied in the new procedure, and if it is passed we would proceed to assist them in their local ordinances.

Very sincerely yours,

C. Bickley Foster  
Secretary

CBF:ber  
cc: Theodore H. Hill, Chairman  
MAPC

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

AMHERST 2-8211 — AREA CODE 316  
CITY BUILDING ANNEX  
104 S. MAIN ST.  
WICHITA, KANSAS 67202

November 8, 1967

Mr. Clyde Orth, Chairman  
Andale City Planning Commission  
Box 77  
Andale, Kansas 67001

Dear Mr. Orth:

This is in response to your Commission's request when I met with you on October 25 to determine the status of your application for membership in the Metropolitan Area Planning Commission. Attached is a copy of a letter from the City Clerk dated October 24, 1966, which indicated the desire to be a member city. Also enclosed is a copy of my letter of November 30, 1966, conveying to the Mayor the action of MAPC in favorably approving the membership of Andale, subject to two conditions:

1. That the City create a local planning commission, and
2. That the City agree to have prepared preliminary background planning studies necessary to implement the adoption of zoning for the City in the three-mile ring.

As far as I could determine, we had not received further correspondence to indicate that the City was agreeable to the two conditions. Obviously, your Planning Commission has now been formed and from our discussion last time, I would assume that it would be your desire to proceed with some planning studies for your area, with the possible intention of adopting a zoning ordinance for the City and desiring to have one for the three-mile area in the future. I indicated to you that MAPC was revising its Ordinance-Resolution so as to make it easier to become a member City without the necessity of concurring ordinances being passed by all of the present members, which, at the moment are eight in number. We are also concerned that to process the legal advertising for the last member city, the cost was \$535, and each additional city adds \$90 so that we can foresee \$700 to \$800 in costs for the present cities that desire to join. At its regular meeting of November 9, MAPC will consider a new procedure whereby a Joint Ordinance-Resolution,

Page 2 - Mr. Clyde Orth  
November 8, 1967

plus an agreement, would be signed by the County of Sedgwick and the City of Wichita because they are the two bodies which provide the funding on a fifty-fifth basis. Member cities could then join by a simple ordinance costing \$9 to \$15 to publish locally by concurring in the original agreement. They would also have 30 days in which to indicate their dissent from such an agreement.

The general provisions of the present Ordinance-Resolution would remain the same except for two provisions. One would allow the County Commissioners to appoint their four members from any where within Sedgwick County. There has evidently been some criticism that the western part of Sedgwick County does not have representation on M&PC and yet there was no possible legal way that they could have been represented under the present arrangements since none of the cities were members of M&PC. This new provision would allow greater flexibility to the County Commissioners in making their appointments throughout the County. Secondly, instead of a 30-day period in which to provide for any parties to withdraw from the M&PC, it is provided in the new agreement that a 60-day period would be more appropriate. Since many of the organizations which we work with meet on a monthly basis, it does not logically appear that 30 days would provide for the necessary communications to clear up any misunderstanding that might inadvertently occur. We would it provide for the continuity for processing any zoning cases or other matters which might be in process at that time.

In view of the pending new Joint Ordinance-Resolution and Agreement, I feel that you might want to await the outcome of this procedure which would greatly simplify becoming a member city and instead of perhaps 90 days time to process your request under the present operation, it could be done by a simple ordinance of your City Council at one of its regular meetings in the near future.

Steve Thompson will be with you this evening to convey this information and answer any questions you might have. We do look forward to Andale becoming a member city and wish to extend any assistance you may need in planning for your community.

Very sincerely yours,

C. Bickley Foster, Secretary

CBF:ber  
Attachments

cc: Raymond Horsch, Mayor, City of Andale  
Donald A. Yekshaw, Secretary, Andale City Planning Commission  
Theodore H. Hill, Chairman, M&PC

November 30, 1966

Honorable Raymond Horsch  
Mayor of the City of Andale  
Andale, Kansas 67001

Dear Mayor Horsch:

At the November 23, 1966, meeting of the Wichita-Sedgewick County Metropolitan Area Planning Commission, the request of the City of Andale to become a member city was favorably acted upon, unanimously, subject to two conditions:

1. That the City of Andale indicate its intention to create a local city planning commission, and
2. that the City agree to have prepared the preliminary background planning studies necessary to implement the adoption of zoning for the City and the three-mile ring.

All of the other member cities have created their own City Planning Commissions to advise their City Councils locally, and to work with MAFPC. This also provides the City Council with additional citizens to assist in developing the necessary planning information. On Item 2, there is an awareness that it does take some period of time to develop such planning information locally and that you may find it necessary to expend some funds to have the material prepared. This information generally consists of a background analysis of the population characteristics and economic potential of the area. Such information is then utilized to prepare a preliminary projection of land use, transportation and community facilities needs. The cost for such studies varies considerably with each community as to its size, its population and the availability of information on existing conditions.

Honorable Raymond Korsch  
November 10, 1966

The approval of your request, as you know, would have to be concurred in by the other members of N&PC, which consists of Sedgwick and Sumner Counties, as well as the Cities of Derby, Sayville, Malvern and Valley Center. (Sumner County is involved only because the three-mile ring for sealing of Mulvane does cross the county boundary.) I would estimate that it would take about two months to complete these concurrences. We would now need a letter on behalf of your City Council stating whether they are agreeable to the two conditions above, and upon receipt of such a letter, I am authorized, as Secretary, to immediately begin the processing of the concurrences with the other member cities.

At the request of Mr. Donald A. Yakshaw, I am sending a copy of this letter to the president of the Andale Boosters Club, which group has been interested in this particular matter. Should you feel that a meeting with your City Council would be necessary, or if you have any questions concerning this matter, please let me know.

Very truly yours,

C. Bickley Foster  
Secretary

CBF:ber

cc: Dick Klein, Jr.  
City Clerk of Andale

Dr. Joseph Stack, President  
Andale Boosters Club

H. W. Krutner, Chairman  
Metropolitan Planning Commission

November 22, 1966

Mr. Raymond Horsch, Mayor  
City of Andale  
Andale, Kansas 67001

Dear Mayor Horsch:

At the November 10th meeting of the Metropolitan Area Planning Commission, consideration of your membership in MAPC was discussed. This matter was deferred for further consideration until their next meeting of November 23rd at 2:00 p.m. in our conference room.

The problem which is occurring relates to the possible overlapping of planning and zoning jurisdiction between the 3-mile area for the City of Andale and the proposal of Colwich and Union Township to form a planning commission.

We will be in touch with you again very shortly.

Very sincerely yours,

C. Bickley Foster  
Secretary

CBF:kkq

cc: Nick Klein, Jr.  
City Clerk of Andale

November 22, 1966

Mr. Raymond Horsch, Mayor  
City of Andale  
Andale, Kansas 67001

Dear Mayor Horsch:

At the November 10th meeting of the Metropolitan Area Planning Commission, consideration of your membership in MAPC was discussed. This matter was deferred for further consideration until their next meeting of November 23rd at 2:00 p.m. in our conference room.

The problem which is occurring relates to the possible overlapping of planning and zoning jurisdiction between the 3-mile area for the City of Andale and the proposal of Colwich and Union Township to form a planning commission.

We will be in touch with you again very shortly.

Very sincerely yours,

C. Sickley Foster  
Secretary

CBF:kkxg

cc: Nick Klein, Jr.  
City Clerk of Andale

October 27, 1966

Downs County Commission  
220 Sedgewick County Courthouse  
Wichita, Kansas

Gentlemen:

Attached is a copy of a letter dated October 14, 1966, from the City Clerk of Andale, which conveys the intention of the City Council of Andale in its desire to become a member city of the Metropolitan Area Planning Commission. This letter first came to my attention in the early part of June, 1966, at which time Mr. Vern Lambert, a local realtor, called me requesting that a speech on planning and zoning be given to the Andale Booster Club. While I indicated that my daytime activities were rather heavily committed, I would be glad to come for an evening meeting and speak to their group. Mr. Lambert was to check on a desirable date for such a meeting. He subsequently called me back to say that his previous speech to their group had been apparently more effective than he thought in conveying to them the need for planning and zoning in their area and that they would now prefer to have an exploratory meeting with the M.A.P.C. as to what would be involved in becoming a member. Such a meeting was arranged for June 23, at 1:30 p.m. in the Planning Commission Conference Room, at which time Chairman Krutner, Vice Chairman Hill, and Harold Mooney attended. Again, this group was composed of members of the Andale Booster Club, one or two of their City Council members and Father Espe from their local parish.

Within a few weeks after this meeting, I was again invited by the Andale Booster Club to speak to them at the Coop Building in Andale on the subject of planning and zoning. They, in turn, had invited members of the City Council to be present. A question and answer period followed the presentation as to the nature of planning and pros and cons of joining M.A.P.C. Following that meeting, I had no further contact with the group until receiving the attached letter.

Page 2 - Board of County Commissioners  
October 27, 1966

About two years ago I do recall that Charles Anderson, when he was a member of M&PC and also the City Attorney for Andale, had been of some help to them in answering their questions on the adoption of a zoning ordinance. As I vaguely recall, they were considerably concerned by the construction of an asphalt plant near a residential area.

As you know, if Andale were to join as a member city of M&PC it would require a concurring resolution be passed by all present members - Sedgwick and Sumner Counties and Cities of Wichita, Derby, Haysville, Mulvane and Valley Center.

As a general procedure, I have placed the request for consideration on the M&PC agenda for their meeting of Thursday, November 10 at 2 p.m. You may recall that I reported these activities to you during June at one of your regular Wednesday morning Commission meetings. Since I do not see your minutes, I do not have a record of whether this information was recorded at that time.

When one considers the three mile ring which would become the County Commission's jurisdiction for zoning around Andale this would include most of Sherman Township, part of Greeley and Eagle Townships and approximately 3 1/2 square miles of Union Township. Andale's three mile limit would come within 1 1/2 miles of the city limits of Colwich. Please note that your zoning jurisdiction around the City of Wichita already extends into the southeast corner of Union Township. This appears to raise the question as to what the jurisdictional relationship on planning and zoning matters will be in those areas that would overlap. This problem has not previously occurred in member cities of M&PC since they are affected by the jurisdiction of the same zoning resolution administered by one body - the Sedgwick County Board of Commissioners.

We would be glad to provide you with a map of the entire county showing your present zoning jurisdiction as well as the affect of the Andale-Colwich-Union Township proposals. Please let me know if you have any questions on this matter and if you desire particular information to be communicated to the Planning Commission by November 10.

Very sincerely yours,

C. Bickley Foster  
Secretary

CBF:ber  
cc: Messrs. Elmer Peters and Floyd Schroeder, County Commissioners  
Messrs. E. W. Krutner and Theodore Hill, Chairman & Vice Chairman  
Metropolitan Area Planning Commission

October 27, 1966

Mr. Raymond Horach, Mayor  
City of Andale  
Andale, Kansas 67001

Dear Mr. Horach:

This will acknowledge receipt of the action of your City Council relative to its desire to become a member city of the Metropolitan Area Planning Commission. The letter stating your intention as provided by your City Clerk will be brought to the attention of the Wichita-Sedgewick County Metropolitan Area Planning Commission as a part of its next regular meeting on Thursday, November 10, 1966. The meeting will be held beginning at 2 p.m. in the Conference Room on the Fourth Floor of the City Building Annex, 104 South Main, Wichita, Kansas. You may wish to be present on this occasion and I would like to be in contact with you prior to that date as to the procedure that might be followed.

Since it is necessary to gain the approval of the present member cities and the County Commission, this, obviously, will take sometime to formally accomplish.

Very sincerely yours,

C. Bickley Foster  
Secretary

CBF:ber

cc: Nick Klein, Jr., City Clerk, Andale  
H. W. Kratzer, Chairman, MAPC  
Theodore Hill, Vice Chairman, MAPC

ANDALE, KANSAS  
OCT. 24, 1960

C. HICKLEY POSTER  
METROPOLITAN AREA PLANNING COMM.

DEAR SIR:

AT OUR LAST CITY MEETING, IT WAS VOTED ON AND PASSED  
THAT THE CITY OF ANDALE WILL JOIN THE METROPOLITAN  
AREA PLANNING COMMISSION.

SINCERELY YOURS,

*Wick Pollock, Jr.*  
CITY CLERK



METROPOLITAN  
AREA PLANNING  
COMMISSION

Large  
File Cabinet

September 20, 1966

Mr. Donald A. Yakshew  
Andale Booster Club  
West 1st, Box 83  
Andale, Kansas

Dear Mr. Yakshew:

It was a pleasure to meet with the Andale Booster Club last week and I hope that it provided the answers on planning which your officials were seeking. As I indicated, I feel that this was a most timely discussion if Andale is interested in becoming a member of the Metropolitan Area Planning Commission by the end of the year.

Unless I hear to the contrary, I would like to place your name on our mailing list to receive our departmental Newsletter. This is published approximately eight times a year and would give you some information on our activities. I hope the community appreciates the leadership which has been shown by the Andale Booster Club in this matter.

Very sincerely yours,

C. Bickley Foster  
Director of Planning

CBF:ber

June 28, 1966

Mr. Don Yakshaw  
Andale, Kansas

Phone  
HI-5-2168

Dear Mr. Yakshaw:

As I promised last Friday, I will try to set out a procedure for obtaining planning and zoning for Andale and its environs. First of all, I suggest you examine carefully the motives and objectives of your group as they may relate to this type of activity. Far too often zoning is looked at as an end rather than as a tool to achieve community goals. The following procedures are those which I feel will provide an adequate base on which zoning can be established.

1. Have the Council create by ordinance and appoint a City Planning Commission. (See KSA 12-701, et seq.) Membership of 7 to 15 members, two of which shall reside outside the city but within three miles thereof.
2. Have Planning Commission contact Wm. Yerkes of State Planning Office, Kansas Economic Development Commission as to assistance of 701 planning grant-in-aid funds (Federal) to help develop a local "plan".
3. Contact consultants of your choice to see what type of work they suggest be done, their competence to do the work, the time to accomplish the work and the amount of such services.
4. (This step could come after No. 1, but would more logically fit here.) Write to Board of County Commissioners asking that Andale be considered for inclusion as a part of the Metropolitan Area Planning Commission. The Board of County Commissioners would then refer the request to the Metropolitan Area Planning Commission.

Normally, an informal meeting of all members of the Metropolitan Area Planning Commission meet with the proposed member for general information session and discussion.

The Metropolitan Area Planning Commission then formally recommends to the Board of County Commissioners and the member groups, the inclusion, and submits to them for their review and adoption by their governing bodies, a joint ordinance-resolution making the action effective.

5. After approval of the local plan by the Andale City Planning Commission, they could proceed to prepare and offer to the Council for adoption, a zoning ordinance. This need not be too complex, but, hopefully, would be based on the Metropolitan Area Planning Commission prototypes.
6. When the City has adopted its zoning ordinance, the Metropolitan Area Planning Department staff, working with the Andale City Planning Commission, would prepare drafts of zoning for the three-mile ring of Andale. After hearings at Andale, the Metropolitan Area Planning Commission would hold its required formal hearing and send its and the Andale City Planning Commission's recommendation to the Board of County Commissioners for action and adoption.
7. Following this, subdivision regulations should be adopted for Andale and its surrounding area. We can talk further on this.

Remember that this only achieves a level of planning and zoning and does not guarantee quality of development. For this, you will also need building (including plumbing, mechanical, fire, electrical) codes and minimum housing codes. This will be a County as well as an Andale problem.

Although there remains the "township" method of zoning, I believe the above procedure is best, not only for Andale but for all of Sedgwick County.

Under separate cover, I'm sending copies of the Queen Spang, Park Recreation study which is nearing adoption as an element of the Comprehensive Plan for the Metropolitan Area. Also included

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is a copy of the Library Facilities Plan, a copy of the County Zoning Resolution now in use around Wichita, Haysville and Derby, and several copies of our current newsletters.

If there are other questions, please call either Bick or myself.

Sincerely,

Robert A. Lakin  
Assistant Planning Director

RAL:ber

P.S. Bick has suggested that it might be well if your Council has any questions on the procedures in this letter, that he and I meet with your Council some evening to review these items and answer any questions they may have. Also, since I dictated this letter, we have had our budget hearings with the City and County Commissions, and it looks like we may be in a position in January to provide additional assistance to the smaller cities in terms of local planning and zoning work. We will be in a better position to talk to you on this a little later.

RAL