

Brook Creek Neighborhood Association
 1944 Miller Drive
 Lawrence, KS 66046

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BROOK CREEK BREEZE

September - November 2013

Wednesday, Sept. 11, 2013 POT-LUCK PICNIC 6:30 p.m. Brook Creek Park	Wednesday September 18, 2013 Business Meeting 7:00 p.m. East Lawrence Rec. Center	Wednesday October 9, 2013 Business Meeting 7:00 p.m. East Lawrence Rec. Center	Wednesday November 13, 2013 Business Meeting 7:00 p.m. East Lawrence Rec. Center	Tentative Weds., 12/11/13 Holidays Party 7:00 p.m. East Lawrence Rec. Center
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IMPORTANT: CHANGES TO BCNA NEWSLETTERS AND PROPOSED CHANGES TO MEETINGS

Please make every attempt to attend the September 18, 2013 meeting. Because of grant funding reductions, we will only be able to put out two newsletters this current fiscal year (August 2013-July 2014). We would like to hear your views about when we will produce the second newsletter. In addition, we are considering reducing the number of regularly scheduled meetings we will have during the fiscal year. The attendance at meetings has been, too often, very low, and much of our business, when not faced with a major issue, is often repetitive. Again, we need your views and input about this. If something arises that needs BCNA's quick attention, we will call a special meeting. In addition, because we can only book the room at the East Lawrence Recreation Center for three months at a time, we need to know how to contact you if changes occur in our meeting schedule (for example, it's possible the October and November meetings could change).

Therefore, **if you wish to be added to our email list**, please send an email to www.BrookCreekNA@gmail.com. Include your name, address, and email address. If you are on our list and your email address changes, please be sure to notify us of that, too. **If you do not have Internet access and would like to be added to our call list**, please call our Coordinator, Julie Banhart, at 841-4997. If she is not there to take your call, please leave a voicemail message, giving your name (spell it, please), and your telephone number. You will be added to the call list and called if there are any changes to the meeting schedule or if special meetings are called.

If you have questions about meetings or other neighborhood issues, please email or call the Coordinator at the above email address or telephone number. We will notify everyone on either the email list or the call list of the results of our September meeting. We hope to see you there.

MINUTES

April 10, 2013 Minutes

Julie Mitchell, President, called the meeting to order at 7:30 with 10 people in attendance. Susan Miller, Treasurer, provided the treasurer's report.

Julie Mitchell provided a Community Development Advisory Committee (CDAC) update. CDBG funding has been cut on the federal level. Neighborhoods and other CDBG applicants will receive much less than their requested amounts. BCNA will need to reduce spending (not that we spend much already) and look for alternative sources as funding. Ideas discussed included selling ad space in the newsletter, classified ads in the newsletter, and producing two instead of three newsletters each year. Increasing neighborhood participation would help. The CDAC public hearing is on April 11th. Neighbors are welcome to attend and voice any concerns about reduced funding.

The sidewalks on the west side of Haskell Ave. between 13th and 15th streets are in bad shape. Julie Mitchell will send a letter to the city requesting that they look into this.

Dickie Heckler reported that the Lawrence Association of Neighborhoods (LAN) has done some re-organizing and formed sub-committees for sidewalk improvement; expanding rental registration to all rental properties, not just single family homes; and downtown development overlay.

The Brook Creek Park cleanup is scheduled for Saturday April 13th 10:00 to 2:00 with the next Saturday as the rain date. Volunteers from KU's Big Event are planning on joining us. There are tasks for everyone. Lunch will be served.

Brook Creek lost two long time residents this spring, Mary Martin and Walter Puckett. Stories and the obituaries were shared. They will both be greatly missed. Meetings aren't the same without Mary, and the potluck won't be the same without Walter.

The next BCNA meeting is on Wednesday May 8th at 7:30 at the East Lawrence Recreation Center. We will take a break over the summer and resume meeting in September. If a topic of urgency arises, we will schedule a special meeting and notify everyone on our email and phone lists.

The 12th and Haskell Recycle Center moved to 11th St. just east of Haskell Ave. The 12th and Haskell property is for sale. We are keeping any eye on this, as the allowed uses for the property are very limited and the seller is unlikely to disclose that to prospective buyers.



Come to the Annual Pot-Luck Picnic

Wednesday, Sept. 11, 2013 at 6:30 p.m. in Brook Creek Park
(in case of rain, we will meet at 7:00 p.m. at the East Lawrence Recreation Center)

BCNA will provide the fried chicken and soft drinks. If you can, please bring your favorite side dish or dessert. All residents are welcome, including children. Join your neighbors and enjoy an evening of good food and good company.

Join Your Neighborhood Association

Dues are \$1.00 per person, per year. This gives you voting rights at BCNA meetings. Clip, fill out, and mail to: Susan Miller, Treasurer; 1235 Prairie; Lawrence, KS 66044

Name: _____

Address: _____

Phone: _____ E-Mail Address _____

I am enclosing my \$1.00 annual dues

I am enclosing _____ extra to help the neighborhood association.

May 8, 2013

Julie Mitchell, president, opened the meeting at 7:30 p.m. with 12 members in attendance, and Susan Miller read the treasurer's report. There were no receipts to submit and no corrections.

Michael Almon, having met with Scott McCullough regarding the sale of Bo Killough's former 12th and Haskell Recycling Center, gave a report. Michael ascertained that the rezoning of the main building that faces Haskell Avenue from residential to light commercial is being proposed. Notably, the building was previously being used for commercial purposes due to a city granted non-conforming use right which is due to expire once the building and adjacent land is sold. Under this proposal, the remainder of the property would remain residential, and, as it is bordered by Burroughs Creek and Brook Creek, is located in a flood plain. Apparently, there has been talk of bringing in fill to raise the level of the property. Concerns for this plan are that drainage problems would accrue both from runoff into the adjacent creeks, and also runoff into the neighboring properties, which, obviously, have not been built up with fill.

Another problem brought out by the ensuing discussion is that this site has probably become toxic due to the fact that it has, essentially, been used as a junkyard for the processing and storage of various machines and automobiles. Reportedly, Scott McCullough thinks the city would reject any plans to buy the property for an extension of Brook Creek Park because of the need for cleanup. The city already is engaged in an extensive cleanup effort with the former Farmland Industry site.

So the question was asked: What would potential buyers of the former 12th and Haskell Recycling Center have to contend with in order to develop the property into a suitable residential development? It was proposed that this question be answered by the Kansas Department of Health and Environment (KDHE). It was noted that KDHE has already been out to inspect the site due to neighborhood concerns. After a unanimous vote by the 12 members present, BCNA president Julie Mitchell, stepped in to say she would draft such a letter addressed to KDHE in hopes that they would, once again, inspect the property so that potential buyers would be apprised of exactly what they were up against.

In other business it was reported that Habitat for Humanity has purchased 9 vacant lots in East Lawrence as future single family home sites for qualifying families.

Dickie Heckler gave the Lawrence Association of Neighborhoods (LAN) report. Of concern is that any new development in downtown Lawrence would meet adequate parking requirements for potential patrons.

Michael Almon commented on the architecturally correct porch replacement recently completed for the historical property located on Haskell Avenue next to the East Heights Boys & Girls Club facility at 15th and Haskell Avenue. Michael suggested that the Neighborhood Association site this property owner for some sort of special kudos, and Susan Miller graciously agreed to send a special thank-you card from BCNA.

Sharon Vaughn noted that there is one neighborhood in Kansas City that has a yearly "dumpster day" where the use of a large dumpster was made available for the cleanup of large items. It was subsequently pointed out that Kansas City does not pick up large items when called to do so as does Lawrence.

A discussion ensued regarding the Salvation Army site at 18th and Haskell. Michael Almon pointed out that the Planning Office has no site plans for this development. It was recommended that the Brook Creek Neighborhood monitor any future development to ensure compliance with previous agreements.

The meeting was adjourned at 8:30 p.m

July 11, 2013

Julie Mitchell opened the meeting @ 7:00 p.m. with 17 attendees, and Susan Miller read the treasurer's report. There were no new submissions or corrections.

A special meeting had been called, as no meeting had not been scheduled for July, for the presentation given by Matt Jones and Eric Jay of Struct/Restruct,LLC. This business currently operates out of 920 Delaware, and is in the business of recycling building materials, and of using these materials to restore Lawrence's houses. The recycled materials are overflowing the present facility, and so Matt and Eric are looking to expand into what was formerly the 12th & Haskell Recycling Center. The plan to purchase this property, as presented by Eric Jay, would seek to rezone the existing building, and some of its surrounding area from residential to light industrial. The existing building would house the woodworking portion of the business, and facilitate the storage of building materials in the surrounding area. Access would be restricted to the Haskell entrance, and thus eliminating the problem of heavy traffic on 12th Street. The remainder of the property would be divided into residential lots. From what Matt and Eric have told us, there are already some interested parties ready to consider seriously the challenge of developing the proposed lots for residential use.

Concerns were raised from the neighborhood attendees regarding the need for buildup, to alleviate flood plain issues; and the possibility that contaminates from junked items, previously stored on the property, would pose a problem. Matt and Eric addressed these issues by stating that there is currently an environmental impact study in progress, and that flood plain concerns would be up to

the individuals purchasing the lots. We were given further assurance that plans to address these issues would be presented before the Brook Creek Neighborhood Association for review prior to development. It was pointed out that surrounding properties have not been built on dirt fill to elevate their structures, and that such a plan may pose runoff issues for surrounding properties. It was elucidated by Matt and Eric that plans to sell lots for residential development was a necessary portion of their ability to afford this property.

All in all, the concerned neighbors who attended this meeting embraced the plan, and generally were happy to see a business, such as the one Matt and Eric own, occupy the west portion of this property. Michael Almon pointed out that it has long been a plan to extend the existing Burroughs Trail along the Burroughs Creek bordering the north edge of this property. Both Eric and Matt assured the attendees that this would be a possibility.

In other exciting news, it was revealed that, should the sale go through, and should the business move from 920 Delaware, that structure might then be home to a coffee shop.

The well attended meeting concluded @ 8:15 with congenial discussions spilling into the parking lot.

Contact Information

If you need to contact us with any questions or comments, please email us at BrookCreekNA@gmail.com. If you do not have access to email, you can call Julie Banhart at 841-4997. Also, check us at LawrenceMarketplace.com.

WELCOME TO THE NEIGHBORHOOD

1710 E. 15th St. - Lindsay Erheart	1307 Brook St. - Bradley S. & Christina Russell
911 Anna Tappan Way - Carol A. Henley	932 Anna Tappan Way - Jesse D'Angelo
1832 Atherton Court - Tyson A. & Nicole P. Heck	1419 Elmwood St. - Donald E. & Patsy L. Lamothe
1736 Brook St. - Sandra J. Heaton	1539 Hanscom Road - Troy A. & Catherine R. Green
1643 Bullene Ave. - Gretchen Lister	1503 Lindenwood Lane- Steven G. Dieker
1507 Lindenwood Lane - Matthew J. & Rachael E. Sudlow	925 Homewood St. - Brad Howard & Lora Schalk
1618 East Glenn Dr. - Alfred Diotte	1416 Summit St. - Patricia Phillippe
1808 Atherton Court - Maria Lemoine	1341 E. 16th St. - Derek Polsking & Zoe Keppler
1630 Powers St. - Gary & Angela Rexroad	1214 Haskell Ave. - Kate Von Achen
1545 Haskell Ave. - Jason Kniep	1826 Haskell Ave. - Jamie Osborn

Legal Defeat of Junkyard: Funding Appeal

by Michael Almon

Our 6-year struggle forced the 12th & Haskell junkyard to move, and their excessive noise, fumes, and pollution no longer blights our peaceful neighborhood. In the next issue, we will give you the full story of how we did it, because this month's Newsletter is too full. In brief, it took door-to-door canvassing, documenting the history of the land, daily recordings of violations, seven automobile fires, complaints to and response from the Kansas Department of Health & Environment, getting the City to cite them for land use violations, two appeals to the Board of Zoning Appeals, and a detailed presentation to the City Commission.

Because of these complexities, we had to hire two attorneys, though most of the research and meetings were done by a core group of seven neighbors. Every neighbor in Brook Creek now benefits from the work of a few. Your gratitude is appreciated, but mostly we need you to help defray the hundreds of dollars of legal fees. Please consider donating any amount, but \$25 or \$100 or more would really help. It's easy. You can simply make a deposit into our account at Mainstreet Credit Union, account # 130-1300. They're located at 23rd St. & Haskell Ave. Thank you so much!