



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
March 09, 2023 6:30 PM



I. Call to Order

II. Roll Call

David Floyd, Phillip Jordan, John Charleston, Dee Roths, and Paul Matzek were present. James Schmidt and Heath Travnichek were absent.

Also present were, Planning Commission Secretary, Jay Cook, and Code Enforcement Officer, Garrett Wichman.

III. Pledge of Allegiance to the Flag – Phillip Jordan led the Pledge of Allegiance.

IV. Consent Agenda

A. **Approval of Amended Minutes from Previous Meeting**

Motion: Commissioner Floyd made a motion to approve the minutes of February 9, 2023. Commissioner Roths seconded the motion. ***Motion carried 5-0***

V. Old Business/New Business

A. **PUD-23-01 Preliminary Plat.** For approximately 2.4 acres for the Arthur Heights PUD.

Vice-Chairman Jordan opened the public hearing. Dennis McCallum, 4650 N. Hillcrest was the first citizen to comment. Dennis was wanting to know exactly what has changed and what will be going on the lots. Ken Lee with Garver mentioned to the Commission if he could speak on this matter before the public hearing, that the citizens would then have a better understanding.

Secretary, Jay Cook agreed to have Will Clevenger and Ken Lee with Garver speak upon this matter, then allow the public hearing to be re-opened for discussion. Ken stated that they lowered the density to thirteen (13) units and to incorporate storage units next to the neighboring lots instead of residential units, to be in favor of the community. The parking requirement will now allow three (3) parking stalls for each unit.

After the discussion from Garver, Vice-Chairman Jordan allowed time for citizen concerns. Secretary Jay Cook offered Dennis McCallum the opportunity to speak again if he had more comments, Dennis McCallum had no further comments. Carol Russell, 6218 E 45th St. N, did want to know if it is going to be thirteen (13) units or buildings that are going to be built. Jay Cook did answer her and state that it would be thirteen (13) units in total. There will

be seven (7) structures total, six (6) of those duplexes and one (1) to be a single-family home by the R-5 PUD.

Ken Lee did state that the preliminary drainage concept was approved by Anne Stephens, City Engineer. All drainage will go to a retention pond that will be placed on the lot. This will allow to pick up all of the water that comes from the North.

Vice-Chairman Jordan closed the hearing and the Planning Commission discussed the plat presented. It was stated that the land needed to be split into two tracts to allow for a city road on the property. The Commission discussed the applicant's willingness to stay within the rules of the existing PUD and to lessen the density of the request as well as provide more parking for the dwellings.

Motion: Commissioner Roths made a motion to accept the preliminary plat for Arthur Heights without changes. Commissioner Charleston seconded the motion. ***Motion carried 5-0***

B. **SD-23-01 Preliminary Plat.** Approximately 0.64 acres zoned R-5 to move previously platted reserve A (Park) to separate location on the original plat and replace it with buildable lots.

Vice-Chairman Jordan opened the hearing to speak on the Preliminary Plat. Will Clevenger with Garver explained that the developer had offered more ideal lots for the park that was originally located in Reserve A. With the Reserve being moved, the client requested putting three buildable lots back in Reserve A. The hearing was closed. After a brief discussion of the application, the Planning Commission decided this was reasonable considering the park being moved.

Motion: Commissioner Roths made a motion to accept the preliminary plat for alterations to Skyview at Block 49th 4th Addition without conditions. Commissioner Charleston seconded the motion. ***Motion carried 5-0***

C. **SD-23-01 Final Plat.** Approximately 0.64 acres zoned R-5 to move previously platted reserve A (Park) to separate location on the original plat and replace it with buildable lots.

Vice-Chairman Jordan opened the hearing and allowed Will Clevenger with Garver to speak on behalf their client. The plat was to provide buildable lots where the original park was located. The hearing was closed and the Planning Commission discussed and agreed upon the merits of the plat and its contents.

Motion: Commissioner Matzek made a motion to accept the final plat for alterations to Skyview at Block 49th 4th Addition without conditions. Commissioner Jordan seconded the motion. ***Motion carried 5-0***

VI. Next Meeting: Thursday, April 13th at 6:30 PM

After brief discussion the Planning Commission agreed upon April 13th, 2023, at 6:30 p.m.

MOTION: Commissioner Floyd made the motion to approve the next meeting date to April 13, 2023, at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

VII. Director Report and Attorney Training

Planning Commission Secretary, Jay Cook, asked the Planning Commissioners to review a re-zone just north of Deer Run Subdivision. Currently it is zoned commercial but is looking to possibly re-zone to R-1.

City Attorney, Jacqueline Kelly, spoke to the Planning Commission as a training refresher of main tools needed.

VIII. ADJOURNMENT

MOTION: Commissioner Floyd made a motion to adjourn the meeting. Commissioner Charleston seconded the motion. ***Motion carried 5-0.***