



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
March 10, 2022 6:30 PM



I. Call to Order: Chairman James Schmidt called the meeting to order at 6:30 p.m.

II. Roll Call

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

Also present was Planning Commission Secretary Anne Stephens.

III. Pledge of Allegiance to the American Flag

Chairman Schmidt led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

MOTION: Commissioner Schmidt moved to approve the minutes of February 10, 2022. Commissioner Roths seconded the motion. *Motion carried 5-0.*

V. Old Business/New Business

A. SD-22-01 Chapel Landing 5th - Proposed platting of approximately 53.99 acres R-4 Residential.

Chairman Schmidt opened the public hearing. Ken Lee, Garver, presented the plat on behalf of the applicant and stood for questions from the Commission. This plat was revised to meet the R-4 minimum square footage requirements of 8400 square feet.

Terry Cassidy spoke in opposition to the plat. She said she still has some concerns about the effect of the density of the development on surrounding home prices, quality of the development and increased crime, amenities offered, and the public safety review of the plat.

Staff commented that the plat was sent to Sedgwick County Fire Department and they offered no comments.

No others requested to speak. Chairman Schmidt closed the public hearing and the Commissioners continued to discuss the plat.

MOTION: Commissioner Roths moved to recommend approval of the final plat (Chapel Landing 5th) with the conditions that staff confirms changes to a 65-foot minimum lot width and 6 foot side yard setbacks, 8400 square foot total, and lot depth of 120 feet. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

- B. **Sketch Plan Elk Creek 3rd-** Proposed platting approximately 3.35 acres of the C-1 Commercial to a residential use.

The Commission briefly discussed the Sketch Plan for Elk Creek 3rd as presented by Kirk Miller, KE Engineering PA. Commissioners commented that due to the narrow street width they would like to see additional parking added.

- B. **Discuss rescheduling Planning Commission workshop.**

The Commission briefly discussed a new date for the Planning Commission workshop, possibly March 31st or April 7th.

VI. Next Meeting: April 14, 2022

MOTION: Commissioner Schmidt moved to approve the next meeting date: April 11, 2022 at 6:30 p.m. Commissioner Floyd seconded the motion. ***Motion carried 5-0.***

VII. Current Events

- April 9 — Spring Festival
- May 21 — Spring Curbside Clean-Up
- June 1 – Deadline to file Backflow tests for sprinkler systems

The Commission briefly discussed upcoming events including Spring Festival, Curbside Clean-Up and the deadline for backflow test filing.

VIII. Adjournment

MOTION: Commissioner Jordan moved to Adjourn. Commissioner Floyd seconded the motion. ***Motion carried 5-0.***

The meeting adjourned at 7:36 p.m.