



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
September 14, 2023 6:30 PM



I. Call to Order

II. Roll Call

James Schmidt, John Charleston, Edgar Salazar, Phillip Jordan, Paul Matzek present, and Dee Roths was absent.

Also present were, Planning Commission Secretary and City Engineer, Anne Stephens, Assistant City Manager and Director of Finance, Ted Henry, City Attorney, Maria Schrock, and Code Enforcement Officer, Garrett Wichman.

III. Pledge of Allegiance to the Flag

Chairman Schmidt led the Pledge of Allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

Motion: Commissioner Matzek made a motion to approve the minutes from August 10, 2023. Commissioner Jordan seconded the motion. ***Motion Carried 5-0***

V. Old Business/New Business

- A.** ZON-23-02 Rezoning: Approximately 13.6 acres zoned R-4 single-family district, to a R-5 multi-family at the southwest corner of 53rd St N and Woodlawn Blvd. (Chapel Landing 7th)

Chairman Schmidt asked the Planning Commission members if any of them have received any ex parte verbal or written communications prior to this hearing which they would like to share with all the members at the time of the meeting. None of the Commissioners remarked on having any ex parte verbal or written communications prior to this hearing.

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is requesting to change the approximately 13.6 acres zoned R-4 single-family district to an R-5 multi-family at the southwest corner of 53rd St N and Woodlawn Blvd

(Chapel Landing 7th). Phil Meyer mentioned to the Commission that Jay Russell spoke with the neighborhood, listened to some of their concerns, and was working to accommodate their concerns on the southern parcel. This request is solely for rezoning of the north parcel. The south parcel will be presented at a later date.

Chairman Schmidt closed the hearing, with no additional parties requesting to speak.

Several commissioners remarked that their perception of the development in relation to the Golden Factors was very similar to the findings as presented in the staff report.

Motion: Chairman Schmidt made a motion to adopt the findings of fact of the staff as presented and recommend to the City Council approval to change the zoning district classification of the subject property from R-4 single-family district, to a R-5 multi-family based on such findings of fact. Commissioner Jordan seconded the motion.

Motion Carried 5-0

B. SD-23-02 Preliminary Plat: Proposed platting of approximately 13.6 acres.
(Chapel Landing 7th)

Chairman Schmidt opened the public hearing.

Representing the applicant was Phil Meyer with Baughman Company. The applicant is proposing platting of approximately 13.6 acres for Chapel Landing 7th. Phil stated that more water and sewer will be added to support the development, and they are working until the owners of Bristol Hollows to turn the existing dry detention pond in Reserve A, Bristol Hollows into a wet pond and are also hoping to install a playground in the south end of the same Reserve.

Commissioner Matzek asked Phil what type of homes will be added to this area and the response from Phil was, single-family/two story homes. Commissioner Jordan wanted to know thoughts to add a play and green-space for the neighborhood. Phil did state that they are proposing a park by the wet detention pond that will have public access for the community.

Chairman Schmidt closed the public hearing.

The Commission had brief conversation stating that the applicant did make all of the proper changes as recommended from the previous meeting such as turn-arounds instead of hammerheads, green-space and made the reduction from three approaches to two approaches.

Motion: Commissioner Jordan made a motion to accept the Chapel Landing 7th Addition Preliminary Plat with the condition that the drainage agreement regarding Reserve A Bristol Hollows between the ownership of Chapel Landing 7th and Bristol Hollows Reserve A be reviewed and approved by the City of Bel Aire without additional conditions. Commissioner Charleston seconded the motion. ***Motion Carried 5-0***

VI. Next Meeting: Thursday, October 12 at 6:30 PM

Motion: Chairman Schmidt made a motion to approve the next meeting date of Thursday, October 12, 2023 at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion Carried 5-0***

VII. Current Events

The Commission was notified that the City's Fall Curbside Clean-Up will be held on October 7, 2023 and the Fall Festival on October 21, 2023. Watch the City's social media page for additional information.

VIII. ADJOURNMENT

Motion: Chairman Schmidt made a motion to adjourn. Commissioner Jordan seconded the motion. ***Motion Carried 5-0***