



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



I. Call to Order

II. Roll Call

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

Also present were, Planning Commission Secretary and City Engineer, Anne Stephens and Code Enforcement Officer, Garrett Wichman.

III. Pledge of Allegiance to the Flag

Commissioner Jordan led the Pledge of Allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

Motion: Commissioner Deryk Faber made a motion to approve the minutes from November 9, 2023. Commissioner John Charleston seconded the motion. ***Motion Carried 5-0***

V. Old Business/New Business

A. Review proposed update to the 2023 Bel Aire Zoning Map

Commissioner Jordan opened the hearing.

Secretary Anne Stephens stated that this was item was accidentally skipped last meeting. To give this enough time for the twenty day notification period to the public, our City Attorney Maria Schrock suggest to table this for the January 2024 meeting. Anne also gave suggestion to the Planning Commission to allow the public present at the meeting to speak.

First to speak from the public was Carol Russell, 6218 E 45th St N. Carol stated that she had reviewed the zoning map that was published. She would like to understand the difference between C-1 and C-2. Anne mentioned to Carol that she will provide copies of the definitions to her that she can have. Carol Russell also asked the difference between R-4 and R-5 to the Commission. Anne mentioned to Carol that she will also provide copies of the definitions to her that she can have

as well. Carol stated that she will be in attendance of the January 2024 meeting.

Second to speak from the public was Gary Jantz, 6200 E 45th St N. Gary had concerns why the new map isn't showing rural residential on the new map. Anne responded back stating that the map is updating to everything that has changed in the past to show it current. Anne did mention to Gary that she will discuss with Keith Price for verification.

Commissioner Jordan closed the hearing.

Motion: Commissioner Jordan made a motion to table the proposed zoning map changes until the January meeting. Commissioner Roths seconded the motion.

Motion Carried 5-0

- B. SD-23-05 Final Plat:** Proposed platting of approximately 13.6 acres (Chapel Landing 7th).

Commissioner Jordan opened the public hearing.

Representing agent for Baughman Company, Phil Meyer was present to discuss the final plat of Chapel Landing 7th. They will be constructing a detention facility in this development in between Chapel Landing 7th and Bristol Hollows. Jay Russell agreed to take on the responsibility to maintain the detention pond since there is no defined HOA in Bristol Hollows. Anne stated that she has no issues with the drainage plan.

No one from the public wished to speak.

Commissioner Jordan closed the public hearing.

Motion: Commissioner Faber made a motion to accept the Chapel Landing 7th Addition Final Plat. Commissioner Matzek seconded the motion. ***Motion Carried 5-0***

- C. General Education Session (KOMA-KORA)**

Anne Stephens mentioned that the KOMA-KORA General Education Session to be held December 18, 2023 at 6:00PM in the Council Chambers at City Hall when Maria Schrock is present.

VI. Next Meeting: Thursday, January 11, 2024 at 6:30 PM

The Commission discussed if Thursday, January 11, 2024 at 6:30 PM would work with their schedules and the Commission agreed upon Thursday, January 11, 2024 at 6:30 PM.

Motion: Commissioner Jordan made a motion to accept the next meeting date of Thursday, January 11, 2024 at 6:30 PM. Commissioner Roths seconded the motion. ***Motion Carried 5-0***

VII. Current Events

Secretary Anne Stephens discussed the current events for the upcoming Planning Commission items stating that City Hall will be closed on December 25th and 26th in observance of Christmas. City Hall will also be closed on January 1st in observance of New Year's Day.

IV. ADJOURNMENT

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