



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
June 13, 2024 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 Chairman James Schmidt and Commissioners John Charleston, Edgar Salazar, Phillip Jordan, Paul Matzek. Also present were Planning Commission Secretary Anne Stephens and City Manager Ted Henry.

Commissioners Dee Roths and Deryk Faber were absent.

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: Chairman Schmidt moved to approve the Minutes of May 9, 2024.
Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

V. Old Business/New Business

A. CON-24-01 Property owner has requested to operate a daycare in an R-5 multi-family Zoned District.

Chairman Schmidt opened the public hearing. The applicants, Sergio and Laura Barragan stood for questions from the Commission.

Alex, 8630 E Cherrywood Ct, inquired about the hours and how many kids would be at the daycare.

Anusha, 8640 E Cherrywood Ct, stated she works from home and is concerned about noise disrupting her work. She also spoke about concerns regarding traffic and HOA covenants.

No others requested to speak. Chairman Schmidt closed the public hearing.

Following the public hearing the Commission discussed noise and traffic concerns. It was noted that families with many children could have a similar impact on noise.

MOTION: Chairman Schmidt moved to approve the Conditional Use Permit as presented. If approved, the conditional use permit is non-transferable and must be renewed each year. Commissioner Salazar seconded the motion. ***Motion carried 5-0.***

B. ZON2024-00027 (County) Rural Residential District (RR) to Limited Commercial District (LC).

The applicant is requesting a zone change from RR Rural Residential District (RR) to LC Limited Commercial District (LC). The 5.05-acre property is made of up two platted lots and is generally located on the east side of North Greenwich Road and one-quarter mile north of East 53rd Street North (350 West Central, Greenwich).

Chairman Schmidt opened the public hearing.

Grant Ellis spoke on behalf of the Metropolitan Area Planning Commission (MAPC). The County received two objections to the zone change – one verbal – concerned about the drainage impacts and one email – concerned about the additional traffic and the drainage implications to their property (immediately east of the property in question). The traffic impacts and drainage impacts will be dealt with by the County upon development of the parcel and no information is available at this time. The MAPC recommends approval of the zoning change.

No others requested to speak. Chairman Schmidt closed the public hearing.

Following the public hearing the Commission discussed the application. Commissioners discussed the appropriateness of the location for the proposed uses and anticipated commercial development in the area.

MOTION: Chairman Schmidt moved to recommend approval to the Sedgwick County Board of Commissioners as presented, with recommendations for screening and drainage. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

C. SD-24-01; PUD-24-01 Sunflower Commerce Park 4th, preliminary plat and preliminary PUD.

Chairman Schmidt opened the public hearing. Chad Abbot, Abbot Land Surveying, and Kurt Hershey and Jeff Patrick of Tessere presented the application and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing.

The Commission discussed the appropriateness of the zoning for the area, and a possible gradual increase in traffic. After reviewing the ‘Golden Factors,’ Commissioners remarked that they did not foresee any negative impacts on neighboring properties. Staff have no concerns with the project and noted that the property has been vacant for quite some time.

MOTION: Chairman Schmidt moved to approve the preliminary plat as presented. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

MOTION: Chairman Schmidt moved to approve the preliminary PUD as presented. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

D. SD-23-05 Revised Final Plat: Proposed plating of approximately 13.6 acres (Chapel Landing 7th).

The agent for the applicant, Kris Rose with Baughman, presented the final plat and stood for questions from the Commission. Mr. Rose discussed the geotechnical findings making the original layout of the final plat very difficult to design with concerns for the long-term viability of the streets.

Commissioners were concerned about the length of the cul-de-sac and fire protection services. The agent responded that the cul-de-sac was about 600' in length and shorter than others in the area. Staff responded that the Fire Department has seen the revised final plat and had no concerns with the length of the cul-de-sac. Commissioners asked about the drainage and staff responded that the owners of Bristol Hollows have deeded Reserve A to Chapel Landing 7th and a drainage agreement has been worked out with City approval and had no concerns regarding the drainage.

No others requested to speak. Chairman Schmidt then closed the public hearing.

MOTION: Chairman Schmidt moved to accept the Chapel Landing 7th Addition Revised Final 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 Jordan seconded the motion. ***Motion carried 5-0.***

VI. Next Meeting Date

MOTION: Chairman Schmidt moved to approve the date of the next Planning Commission meeting: July 11, 2024 at 6:30 p.m. Commissioner Matzek seconded the motion. ***Motion carried 5-0.***

VII. Current Events

- Juneteenth - City offices open
- July 4th - City offices closed
- KORA training webinar - on your own time, due by July 1; email cityclerk@belaireks.gov for link

The Commission briefly discussed current events.

VIII. Adjournment

MOTION: Chairman Schmidt moved to adjourn. Commissioner Salazar seconded the motion. ***Motion carried 5-0.***

The meeting was adjourned at 8:11 p.m.