



MINUTES AIRPORT ZONING COMMISSION

7651 E. Central Park Ave, Bel Aire, KS
April 9, 2026, 6:30 PM



I. **Call to Order** Chairman Phillip Jordan called the meeting to order.

II. **Roll Call**

Chairman Phillip Jordan, Vice-Chairman Deryk Faber and Commissioners Dee Roths, Paul Matzek, Brian Mackey and John Sutherland were present in person.

Also present in person were Paula Downs, Secretary and Maria Schrock, City Attorney.

III. **Consent Agenda**

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

Motion: Commissioner Roths moved to approve the minutes of the February 12, 2026, meeting. Chairman Jordan seconded the motion. **Motion carried 6-0.**

V. **Announcements:** No announcements for the Airport Zoning Commission.

VI. **Airport Zoning Commission Business**

A. **Consideration of Airport Zoning Regulations and A Final Report in Accordance with K.S.A. 3-705.**

Chairman Jordan called Agenda Item 6.A, which is a public hearing on an Airport Hazard Zoning Regulations and a Final Report in accordance with K.S.A. 3-705.

Before proceeding with the hearing, Chairman Jordan asked if anyone on the Commission intended to disqualify themselves from participating in this case, because they have any conflicts of interest. Chairman Jordan confirmed for the record that no one was disqualified. The Chairman declared a quorum of six (6) Commissioners present for the public hearing.

Chairman Jordan stated that official notice for this hearing was published in the official city newspaper, which is the City of Bel Aire Municipal Website, on March 19, 2026. The Chairman confirmed for the record that at least 20 days have elapsed between the publication and mailing dates and today's hearing date. There was no evidence to the contrary from anyone present, and the Chairman declared that proper notification had been given.

Chairman Jordan asked if anyone on the Commission received any ex parte verbal or written communications prior to this agenda item. The Chairman confirmed for the record that no one had ex parte communications prior to the agenda item.

Chairman Jordan called on City staff to provide the Commission with a report on this case.

The City Attorney stated that an updated staff report is included in the meeting packet. City Attorney reminded the Commission that at their previous meetings, they had expressed concerns regarding ponds near the airport and their potential to attract birds. The City Attorney further stated that Wichita Airport Authority staff were consulted regarding this issue and indicated no concerns. It was also noted that no additional concerns were expressed at the February 12, 2026, Planning Commission meeting. Finally, no changes have been made to the ordinance since the previous Planning Commission meeting.

Commission was satisfied with the regulations and had no additional discussion on the regulations.

Staff recommended approval of the final report and submittal to the City Council with the recommendation that airport zoning regulations be considered and adopted in an ordinance.

Chairman Jordan welcomed everyone interested in this agenda item to come to the podium and give their name and address. Chairman further stated that comments would be limited to five minutes. Chairman Jordan confirmed nobody was in attendance to speak on this item.

Chairman Jordan asked if City staff received any written communications. Secretary confirmed that City staff had not received any written communications.

Hearing no further comments, Chairman Jordan closed the public portion of the hearing and stated that there would be no further public comments unless the Commission wished to ask questions to clarify information.

Chairman Jordan invited the Commission to deliberate the request.

Chairman Jordan stated that having reached conclusions on the discussion, he asked if there is a motion to either recommend, approval, approval with modifications, disapproval, or to table the discussion.

Motion: Vice-Chairman Faber, having considered the evidence at the hearing, moved that the final report be approved and submitted to the City Council with the recommendation that airport zoning regulations be adopted in an ordinance. Commissioner Matzek seconded the motion. ***Motion carried 6-0.***

Chairman Jordan stated that the case will be forwarded to the Governing Body with the Commission's recommendation and minutes of this public hearing for consideration at their regular meeting.

VII. Approval of the Next Airport Zoning Commission Meeting Date.

Action: No meeting date to be scheduled for the Airport Zoning Commission.

VIII. Current Events

- A. **Upcoming Agenda Items:**
- a. No upcoming agenda items.

IX. Adjournment

Motion: Chairman Jordan moved to adjourn. Commissioner Matzek seconded the motion.
Motion carried 5-0.

DRAFT