



**MINUTES**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**April 11, 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 Edgar Salazar, Phillip Jordan, Dee Roths, Deryk Faber, and Paul Matzek. Commissioner John Charleston was absent.

Also present were City Manager Ted Henry, City Engineer / Planning Commission Secretary Anne Stephens, and Eryn Ebach, Land Use Planner with Professional Engineering Consultants.

**III. Pledge of Allegiance** – Chairman Schmidt led the pledge of allegiance.

**IV. Consent Agenda**

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

Commissioner Roths noted a mistake in the first motion of Item V.A. The motion should read “Motion failed 2-4”.

**MOTION:** Commissioner Roths moved to approve the minutes of February 8, 2024, as corrected. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

**V. Old Business/New Business**

**A. Discussion of creating a new zoning district with consultants from Professional Engineering Consultants (PEC).**

Eryn Ebach, Professional Engineering Consultants, gave a presentation about a proposed new zoning district classification that would allow moderate density single-family developments. Local developers have expressed interest in providing single-family housing on smaller lots. In the Bel Aire Zoning Code the current minimum lot size for a single-family home is 8,400 square feet in R-4 zoning districts. The national average minimum size is 5,000 square feet. PEC’s proposed district classification would allow single-family lots at a minimum of 5,000 square feet.

**MOTION:** Commissioner Salazar moved to take a 2-minute recess. Commissioner Faber seconded the motion. ***Motion carried 6-0.***

The Commission then held a brief recess. At 7:17 p.m., Chairman Schmidt called the meeting back to order.

Commissioners discussed the presentation and asked questions of Ms. Ebach. Commissioners expressed concerns about allowing duplexes or a zero lot line on a smaller lot size. Ms. Ebach stated she would take their feedback and rework the proposed district.

#### **VI. Approval of the next meeting date.**

**MOTION:** Commissioner Faber moved to approve the date and time of the next meeting: May 9, 2024 at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

#### **VII. Current Events**

The Commission briefly discussed the opening of the Kechi brush site for use by Bel Aire residents. They also discussed upcoming community events including:

- Arbor Day, April 20<sup>th</sup>
- Shred & E-Recycle Day, April 27<sup>th</sup>
- Curbside Cleanup, May 18<sup>th</sup>

#### **VIII. Adjournment**

**MOTION:** Commissioner Roths moved to adjourn. Commissioner Salazar seconded the motion. ***Motion carried 6-0.***

The meeting was adjourned at 7:57 p.m.