



MINUTES PLANNING COMMISSION SPECIAL MEETING

7651 E. Central Park Ave, Bel Aire, KS
July 07, 2022 12:00 PM



I. Call to Order: Chairman Schmidt called the meeting to order at 12:00 p.m.

II. Roll Call

Present were James Schmidt, David Floyd, Phillip Jordan, Paul Matzek, and Dee Roths. John Charleston and Heath Travnichuk were absent.

Also present were City Engineer Anne Stephens and Jay Cook, Director of Planning and Community Development.

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 12, 2022. Commissioner Roths seconded the motion. *Motion carried 5-0.*

V. Old Business/New Business

A. ZON-22-03 Zoning. Proposed rezoning from AG to an R-5 for single-family zoning use (Bel Aire Lakes - formerly Sham Way Estates). The current use is farm ground.

Chairman Schmidt opened the public hearing. Mark Savoy, Savoy Company, P.A., presented the zoning request on behalf of the applicant and stood for questions from the Commission. At their May meeting, the Commission discussed a preliminary plat for this property. Mr. Savoy reviewed changes to the proposed subdivision to address the Commission's concerns. The Developer is currently working with the adjoining housing development to work out a few items that affect both properties.

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

The Commission discussed the zoning request in relation to the requirements listed in the City's zoning code, and the commonly accepted "Golden Factors" zoning criteria. The commissioners discussed the character of the neighborhood; the zoning uses of nearby properties and the suitability of the property for the uses to which it is restricted. They found that there would be no detrimental affect to nearby property and the zoning would be consistent with the City's master plan.

MOTION: Commissioner Jordan moved to approve agenda item ZON-22-03, the proposed rezoning from AG to an R-5 (Bel Aire Lakes) for single-family zoning use without changes. Commissioner Matzek seconded the motion. ***Motion carried 5-0.***

- B. **V-22-02.** Vacation of a portion of platted building setback line, to allow a 15' setback line, in Replat of Lawn Terrace Addition.

Tom Goodson, 5125 E 46th ST N, the applicant, spoke to the Commission. He would like to build a garage addition onto his house, so that the current garage could be converted into living space. He and his wife would like to have more first-floor living space, so that they can remain in their home as they age.

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

The Commissioners discussed the application in reference to the zoning regulations in the City Code. They considered the uses of nearby properties, what effect, if any, the vacation might have on neighboring properties, and the reasonableness of the request.

MOTION: Chairman Schmidt moved to recommend vacation of a portion of platted building setback line, to allow a 15' setback line, in Replat of Lawn Terrace Addition without changes. Commissioner Floyd seconded the motion. ***Motion carried 5-0.***

- C. **Election of Planning Commission Chair, July 2022 to June 2023**

MOTION: Commissioner Matzek moved to appoint James Schmidt as Chair of the Planning Commission, term ending June 2023. Commissioner Floyd seconded the motion. ***Motion carried 5-0.***

- D. **Election of Planning Commission Vice-Chair, July 2022 to June 2023**

MOTION: Commissioner Matzek moved to appoint Phillip Jordan as Vice-Chair of the Planning Commission, term ending June 2023. Chairman Schmidt seconded the motion. ***Motion carried 5-0.***

VI. Approval of the Next Meeting Date

MOTION: Commissioner Floyd moved to approve the next meeting date: July 14, 2022 at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

VII. Current Events – The Commission briefly discussed the agenda for the next meeting.

VIII. Adjournment

MOTION: Commissioner Roths moved to adjourn. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

The meeting adjourned at 12:44 p.m.