



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
February 09, 2023 6:30 PM



I. Call to Order

II. Roll Call

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

Also present were, Planning Commission Secretary, Jay Cook, and Code Enforcement Officer, Garrett Wichman.

III. Pledge of Allegiance to the Flag – Chairman Schmidt led the Pledge of Allegiance.

IV. Consent Agenda

A. **Approval of Amended Minutes from January Meeting**

Motion: Commissioner Jordan made a motion to approve the minutes of January 12, 2022. Commissioner Floyd seconded the motion. ***Motion carried 4-0***

V. Old Business/New Business

A. **VAC-23-01 Vacating 50' front setback to 25' at 4130 N Harding Ave.**

Once the hearing was opened to the public for discussion, the Planning Commission allowed the applicant to present the need for vacating the front setback. Chad Crittenden, 4130 N Harding Ave, presented the request, to build a detached garage with the new setback due to a drainage issue on his property. Water naturally drains from the north of his property onto his lot creating a pooling effect that hindered other locations of the building.

After hearing from the applicant, Gary Breault, 4046 N Harding Ave, spoke in favor of the vacated setback for 4130 N Harding Ave. Gary Breault asked the Planning Commission if all of Harding Ave could change the setback to 25' instead of 50'. Planning Secretary, Jay Cook, stated that if anyone else on Harding Ave wanted to change their setback, they would need to request vacating individually.

Chairman Schmidt closed the hearing and the Planning Commission discussed the merits of the request. They also discussed the criteria for review on the Vacation of a Recorded Plat. They determined that no private rights will be endangered, that due and legal notice was given, and that the public will suffer no loss or inconvenience.

Motion: Commissioner Jordan made the motion to recommend the request to vacate the front building setback from 50' to 25' at 4130 N Harding Ave as presented without changes or conditions. Commissioner Travnichuk seconded the motion. ***Motion carried 4-0***

VI. Next Meeting: Thursday, March 9th at 6:30 PM

After brief discussion, the Planning Commission agreed upon March 9th, 2023, at 6:30 p.m.

MOTION: Chairman Schmidt made the motion to approve the next meeting date to March 9, 2022, at 6:30 p.m. Commissioner Jordan seconded the motion. ***Motion carried 4-0.***

VII. Director Report

The Planning Commission discussed the Comprehensive Development Plans and which would be best to implement for the City of Bel Aire. Planning Secretary, Jay Cook stated that we created the Comprehensive Plan last time but would like to get a more thorough plan in place due to the growth of the city. The Planning Commission discussed the merits of each proposal and gave the final decision to staff with their recommendations.

VIII. ADJOURNMENT

MOTION: Chairman Schmidt made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. ***Motion carried 4-0.***