



**AGENDA**  
**PLANNING COMMISSION**  
**7651 E. Central Park Ave, Bel Aire, KS**  
**June 13, 2024 6:30 PM**



**I. Call to Order**

**II. Roll Call**

James Schmidt \_\_\_\_ John Charleston \_\_\_\_ Edgar Salazar \_\_\_\_  
Phillip Jordan \_\_\_\_ Dee Roths \_\_\_\_ Deryk Faber \_\_\_\_ Paul Matzek \_\_\_\_

**III. Pledge of Allegiance to the American Flag**

**IV. Consent Agenda**

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

Action: Motion to approve the Minutes of May 9, 2024.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**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.**

Open Hearing

Close Hearing

**Action:** Motion to (approve / deny / table) the Conditional Use Permit (as presented/ as amended). If approved, the conditional use permit is non-transferable and must be renewed each year.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**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). Wichita-Sedgwick County Metropolitan Area Planning Commission (MAPC) representatives will be present at this hearing.

Open Hearing

Close Hearing

**Action:** Motion to recommend (approval/ denial) to the Sedgwick County Board of Commissioners as presented, with / without recommendations.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

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

Open Hearing

Close Hearing

**Action:** Motion to (approve / deny / table) the preliminary plat (as presented/ as amended).

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**Action:** Motion to (approve / deny / table) the preliminary PUD (as presented/ as amended).

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

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

Open Hearing

Close Hearing

**Action:** Motion to (accept / deny / table) 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. (with additional changes or conditions/ without additional conditions).

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**VI. Next Meeting Date**

**Action:** Motion to approve the date of the next Planning Commission meeting: July 11, 2024 at 6:30 p.m.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

**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](mailto:cityclerk@belaireks.gov) for link

### **VIII. Adjournment**

**Action:** Motion to adjourn.

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_ Time: \_\_\_\_\_

*Additional Attachments:*

A. Planning Staff Report 06-06-2024