



AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
August 14, 2025 6:30 PM



I. Call to Order

II. Roll Call

Phillip Jordan ____ Dee Roths ____ Deryk Faber ____

Paul Matzek ____ Brian Mackey ____ Brian Stuart ____

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 June 12, 2025.

Motion _____ Second _____ Vote _____

V. Old Business/New Business

A. Public Hearing on the Consideration of a Resolution to Adopt the Bel Aire 2035 Comprehensive Plan

Open hearing

Close hearing

Action: Motion to (Adopt / Not Adopt / Table) the Resolution to Adopt the Bel Aire 2035 Comprehensive Plan (As Presented / As Amended) and recommend that the Governing Body (Approve / Not Approve) the Plan by publication of an Ordinance per K.S.A. 12-747(b).

Motion _____ Second _____ Vote _____

B. Consideration of a Resolution to Amend the Bylaws of the Planning Commission.

Action: Motion to (Adopt / Not Adopt / Table) the Resolution to Amend the Bylaws of the Planning Commission (As Presented / As Amended) and recommend that the Governing Body (Approve / Not Approve) the Amended Bylaws.

Motion _____ Second _____ Vote _____

C. **Public Hearing on ZON-25-01: Zone change request in the City from a Neighborhood Commercial, Office and Retail District “C-1” to a Planned Unit Development Residential District “R-PUD” to create the Lycee Addition R-PUD, for the purpose of ..., generally located at... .**

Open hearing
Close hearing

Action: Please choose one of the following (4) options.

1. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the zone change request from Neighborhood Commercial, Office and Retail District “C-1” C-1 , C-2 and R-6 to a Planned Unit Development Residential District “R-PUD” in ZON-25-01 be (approved), based on findings: _____, as recorded in the summary of this hearing.

2. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the zone change request from Neighborhood Commercial, Office and Retail District “C-1” C-1 , C-2 and R-6 to a Planned Unit Development Residential District “R-PUD” in ZON-25-01 be (approved with modifications), based on findings: _____, as recorded in the summary of this hearing.

3. Having considered the evidence at the hearing and the factors to evaluate the application, I move we recommend to the City Council, that the zone change request from Neighborhood Commercial, Office and Retail District “C-1” C-1 , C-2 and R-6 to a Planned Unit Development Residential District “R-PUD” in ZON-25-01 be (disapproved), based on findings: _____, as recorded in the summary of this hearing.

4. I move that Case No. ZON-25-01 be tabled until Thursday, September 11, 2025, at 6:30pm, for the following reason(s): _____.

Motion_____ Second_____ Vote _____

D. **Overview of Zoning Case Script**

Action: No action required; for discussion and review only.

E. **Overview of Voting on Planning Commission Minutes**

Action: No action required; for discussion and review only.

VI. **Approval of the Next Meeting Date.**

Action: Motion to approve the date of the next meeting: September 11, 2025, at 6:30 p.m.

Motion _____ Second _____ Vote _____

VII. Current Events

A. Upcoming Agenda Items:

1. Board of Zoning Appeals Bylaws
2. Board of Zoning Appeals- Types of Cases

B. Upcoming Events:

1. August 30 – Tree Board Park Clean-up | Alley Park 8-10 a.m.
2. September 1 – City Offices Closed for Labor Day
3. September 27 – Tree Board Park Clean-up | Bel Aire Rec Center 8-10 a.m.
4. October 4 – Fall Curbside Clean-Up

VIII. Adjournment

Action: Motion to Adjourn.

Motion _____ Second _____ Vote _____