



AGENDA
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
October 10, 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 September 12, 2024.

Motion _____ Second _____ Vote _____

V. Announcement: PUD-24-04 was on the September 12th Planning Commission agenda. It was determined that the application was incomplete. That matter will not be heard today.

VI. Old Business/New Business

A. PUD-24-02 - Proposed rezoning PUD from R-4, to R-5 and R-6 single and multi-family uses and to include C-1 commercial as zoned (Homestead at Spring).

Open hearing

Close hearing

Action: Motion to (recommend approval of/ deny / table) the preliminary Planned Unit Development (PUD-24-02):

1. Parcels A shall remain zoned as C-1 Commercial;
2. Parcel B shall remain zoned as R-4 Residential, with the condition that no manufactured homes are allowed;
3. Parcel C shall change zoning from R-4 to R-5; and
4. Parcel D shall change zoning from R-4 to R-6; with the condition that requires the applicant will submit a detailed site plan for Parcel D to the Planning Commission prior to issuance of building permits.

Motion _____ Second _____ Vote _____

B. SD-24-03 - Proposed platting R-5 and R-6 single and multi-family uses, and to include C-1 commercial as zoned.

Open hearing

Close hearing

Action: Motion to (recommend approval / deny / table) the preliminary plat of SD-24-03 (as presented / as amended); and

1. the preliminary sidewalk plan as presented; and

2. the preliminary drainage concept as presented.

Motion _____ Second _____ Vote _____

C. Sketch Plan - Tierra Verde South, Lot 1 Block 2

Action: No action required; for feedback to applicant only.

D. KOMA review

E. Golden Factors Review

VII. Approval of the Next Meeting Date.

Action: Motion to approve the date of the next meeting: November 14, 2024 at 6:30 p.m.

Motion _____ Second _____ Vote _____

VIII. Current Events

A. Upcoming Agenda Items:

Zoning Map, November 14, 2024 at 6:30 p.m. : supermajority (5) required for approval.

B. Upcoming Events:

Monday, Oct. 14th - City offices closed for Staff In-Service.

Saturday, Oct 19th - Fall Festival, 10 a.m. to 2 p.m. at Bel Aire Recreation Center.

Tuesday, Nov. 19th - Volunteer Appreciation Dinner, City Hall Community Room.

IX. Adjournment

Action: Motion to adjourn.

Motion _____ Second _____ Vote _____