



**MINUTES**  
**PLANNING COMMISSION**  
7651 E. Central Park Ave, Bel Aire, KS  
July 11, 2024 6:30 PM



**I. Call to Order:** Chairman James Schmidt called the meeting to order at 6:30 p.m.

**II. Roll Call**

Chairman James Schmidt, and Commissioners Phillip Jordan, Dee Roths, and Deryk Faber were present. Commissioners Paul Matzek, John Charleston, and Edgar Salazar were absent.

Also present were City Manager Ted Henry, City Attorney Maria Schrock, and Zoning Administrator Keith Price.

**III. Pledge of Allegiance:** Chairman Schmidt led the Pledge of Allegiance to the American flag.

**IV. Consent Agenda**

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

**MOTION:** Commissioner Roths moved to approve the minutes of June 13, 2024 as presented. Commissioner Jordan seconded the motion. *Motion carried 4-0.*

**V. Old Business/New Business**

**A. ZON2024-00031 (County) RR Rural Residential District to GI General Industrial District.**

It was noted that there was a typo on the agenda for this item. The correct case number is 2024-00031. The information in the Commission's packet was correct.

Chairman Schmidt opened the hearing.

Brad Eatherly, Senior Planner, spoke on behalf of the Wichita- Sedgwick County Metropolitan Area Planning Commission (MAPC). The subject property is located in the county and falls within zones of influence for both the Bel Aire and Wichita-Sedgwick County comprehensive plans. The MAPC met earlier today to discuss the application. However, the applicant has decided to revise their application. Therefore, the MAPC has deferred their hearing on the case until their next regular meeting and requests that the Bel Aire Planning Commission defer this hearing until their next meeting on August 8<sup>th</sup>.

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

**MOTION:** Commissioner Jordan motioned to table ZON2024-00031 until the August 8<sup>th</sup> meeting. Commissioner Faber seconded the motion. *Motion carried 4-0.*

- B. ZON-24-01. Proposed re-zoning of approximately 80 acres (generally located at the frontage on the north side of E 53rd St N, between N Oliver and N Woodlawn) zoned R-4, to an AG Agricultural Use to allow a non-business horse-riding barn and stable.**

Chairman Schmidt opened the hearing. The applicant, Chris Morlan, spoke to the commission and stood for questions.

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

Following the hearing, the Commission discussed the “Golden Factors” in relation to this application including: the suitability of the proposed uses; the character of the neighborhood; the length of time the property has been vacant; and the relative gain to the public health, safety and welfare.

**MOTION:** Commissioner Jordan moved to recommend approval of the request to re-zone as presented. Commissioner Roths seconded the motion. *Motion carried 4-0.*

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

Chairman Schmidt opened the public hearing. The agent for the applicant stood for questions from the Commission.

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

**MOTION:** Commissioner Jordan moved to approve the final plat as presented. Commissioner Faber seconded the motion. *Motion carried 4-0.*

**MOTION:** Commissioner Jordan moved to approve the final PUD as presented. Commissioner Faber seconded the motion. *Motion carried 4-0.*

- D. Election of Planning Commission Chair, July 2024 to June 2025**

**MOTION:** Commissioner Roths moved to appoint James Schmidt as Chair of the Planning Commission, term ending June 2025. Commissioner Faber seconded the motion. *Motion carried 4-0.*

- E. Election of Planning Commission Vice-Chair, July 2024 to June 2025.**

**MOTION:** Commissioner Roths moved to appoint Phillip Jordan as Vice-Chair of the Planning Commission, term ending June 2025. Commissioner Faber seconded the motion. *Motion carried 4-0.*

**VI. Next Meeting: August 8, 2024 at 6:30 p.m.**

**MOTION:** Commissioner Faber moved to approve the date and time of the next Planning Commission meeting, August 8, 2024 at 6:30 p.m. Commissioner Roths seconded the motion. *Motion carried 4-0.*

## **VII. Current Events**

Commissioners briefly discussed current events, including construction on 53<sup>rd</sup> Street.

## **VIII. Adjournment**

**MOTION:** Chairman Schmidt moved to adjourn. Commissioner Roths seconded the motion.  
*Motion carried 4-0.*