



MINUTES
PLANNING COMMISSION
7651 E. Central Park Ave, Bel Aire, KS
February 10, 2022 6:30 PM



I. Call to Order: Chairman Schmidt called the meeting to order.

II. Roll Call

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

Also present were Planning Commission Secretary Anne Stephens and City Attorney Jacqueline Kelly.

III. Pledge of Allegiance to the American Flag

Chairman Schmidt led the pledge of allegiance.

IV. Consent Agenda

A. Approval of Minutes from Previous Meeting

MOTION: Chairman Schmidt moved to approve the minutes of December 16, 2021. Commissioner Roths seconded the motion. ***Motion carried 6-0.***

MOTION: Chairman Schmidt moved to go into Executive Session for Attorney-Client privilege for 15 minutes. Commissioner Floyd seconded the motion. ***Motion carried 6-0.***

The Commission then adjourned to Executive Session. At 6:32 p.m. the Commission returned to the Council Chambers and Chairman Schmidt called the meeting back to order in open session.

V. Old Business/New Business

A. CASE No. ZON-21-04 Revised. Proposed re-zoning of approximately 54.99 acres of R-4 Residential to R-5 Residential. (Chapel Landing 5th).

Planning Commission reviewed Woodlawn 53, LLC's request to rezone property generally located one half mile south of 53rd Street N and one quarter-mile west of Woodlawn Boulevard in accordance with Article 5 of the City of Bel Aire's Zoning Regulations.

Ken Lee, Garver, presented the request on behalf of the applicant and stood for questions from the Commission.

Chairman Schmidt then opened the public hearing.

Marc Howell, 4849 N Glendale, spoke about his concerns regarding allowing more multi-family housing. There needs to be a good balance.

Kalen Hoffman, 5978 Forbes Ct, spoke about his concerns regarding the effect of changing zoning on the selling price of homes in the area.

David Moses, 5975 Forbes, asked that the rezoning request be denied. He stated that multi-family housing should not be allowed unless the request goes back before the Planning Commission.

Terri Moses, 5975 Forbes, spoke to the Commission. She is concerned about safety, quality of life, and a possible higher crime rate with denser housing.

Charles Kent, 6010 Forbes St, stated that he moved to Bel Aire from Myrtle Beach. When lots of smaller houses were built in Myrtle Beach, everything went down with denser properties.

Lynn Parker, 5934 Forbes Ct, spoke to the Commission. She stated she objects to the proposed rezoning. She is disappointed with the way that Bel Aire is going with all the duplexes. Iron Gate was presented as an upscale neighborhood, but the developer has lost interest in upscale neighborhoods. He has built starter homes on prominent lots in the subdivision. She is also concerned that the pool will get overcrowded, and the cost of water is high.

Curtis Mader, 5048 E 49th St N, spoke about his concerns regarding the size and number of lots and the tone of the Commission's discussion.

Kyle Hart, 5990 Forbes CT, stated that he is opposed to the rezoning, primarily due to the lot size reductions.

Terry Cassady, 5957 Forbes, asked that the zone change and plat be denied, as well as the rest of the requests on the agenda tonight. Rezoning affects everyone's property values. She stated that there is no unmet need for duplexes in Bel Aire and A-list developers won't want to develop in Bel Aire due to the downhill nature of current development.

Lee Ann Gravenstein, 5978 Forbes Ct, spoke about her concerns regarding the value of her home and those of her neighbors. She stated that many people moved to Iron Gate because they liked the amenities. She would appreciate the Commission's support by protecting their investments.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

Zoning uses of nearby property:

- With the exception of the Prairie Preserve, all of the surrounding ground is currently zoned R-4. The current owners of the Prairie Preserve have sold this property with full understanding of its intended use.

Suitability of the property for the uses to which it is restricted:

- With the design of the Prairie Preserve, this parcel was not necessary and was sold to become part of Chapel Landing 6th. It is totally unsuitable to restrict the uses of this parcel to R-1 as it does not fit in with the current plan of development for Chapel Landing 6th.

MOTION: Chairman Schmidt moved to go into Executive Session for Attorney-Client privilege for 15 minutes to return at 8:37 p.m. Commissioner Floyd seconded the motion. ***Motion carried 6-0.***

At 8:22 p.m. the Commission adjourned for Executive Session. The Commission returned to the Council Chambers at 8:42 p.m. Chairman Schmidt called the meeting back to order in open session and continued discussion of the rezoning request.

MOTION: Commissioner Jordan moved to deny the rezoning request. Chairman Schmidt seconded the motion. ***Motion carried 5-1*** with Chairman Schmidt voting against the motion.

CASE No. ZON-21-04 Revised. Proposed platting of approximately 54.99 acres of R-5 Residential (Chapel Landing 5th).

Ken Lee, Garver, presented the plat and briefly reviewed the changes that had been made from the plat that was presented to the Planning Commission at a previous meeting.

Chairman Schmidt opened the public hearing at 9:07 p.m.

Curtis Mader, 5048 E 49th St N, spoke regarding his concerns about the density of development.

David Moses, 5975 Forbes, spoke about his concerns regarding traffic in the area.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:11 p.m., and commissioners continued with discussion of the plat.

MOTION: Commissioner Floyd moved to recommend the Preliminary Plat of Chapel Landing 5th (with the condition that all lots be brought into conformance with R-4 Residential Zoning District requirements. Commissioner Roths seconded the motion. ***Motion carried 7-0.***

B. CASE No. SD-21-07. PUD and proposed final platting and of approximately 4.4 acres (Lycee).

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman Company, presented the final plat on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:30 p.m. and commissioners continued with discussion of the plat and PUD.

MOTION: Commissioner Jordan moved to recommend the Final Plat of Lycee without changes or conditions. Commissioner Roths seconded the motion. ***Motion carried 6-0.***

MOTION: Commissioner Floyd moved to recommend the PUD of Lycee without changes, or conditions. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

C. CASE No. ZON-21-07. Proposed re-zoning of approximately 3.3 acres of R-1- to R-4. (Chapel Landing 6th).

Planning Commission reviewed TW Renovations, LLC's request to rezone property generally located about ¼ mile east of Oliver and ¼ mile south of 53rd in accordance with Article 5 of the City of Bel Aire's Zoning Regulations.

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman Company, presented the rezoning request on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:35 p.m.

Following the public hearing Planning Commission considered the evidence and discussed the following factors based on the Criteria for Review established in section 5.02 (D) of the Zoning Regulation. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of *some* of the Golden Factors discussion:

Zoning uses of nearby property:

- With the exception of the Prairie Preserve, all of the surrounding ground is currently zoned R-4. The current owners of the Prairie Preserve have sold this property with full understanding of its intended use.

Suitability of the property for the uses to which it is restricted:

- With the design of the Prairie Preserve, this parcel was not necessary and was sold to become part of Chapel Landing 6th. It is totally unsuitable to restrict the uses of this parcel to R-1 as it does not fit in with the current plan of development for Chapel Landing 6th.

MOTION: Commissioner Roths moved to recommend the request for rezoning from R-1- to R-4 without changes or conditions. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

CASE No. ZON-21-07. Proposed platting of approximately 14.62 acres of R-4 (Chapel Landing 6th).

Chairman Schmidt opened the public hearing. Phil Meyer, Baughman Company, presented the preliminary plat on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:45 p.m. and commissioners continued with discussion of the preliminary plat

MOTION: Commissioner Roths moved to recommend the Preliminary Plat of Chapel Landing 6th as presented. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

D. CASE No. SD-21-06. Proposed platting of approximately 22.76 acres. (Skyview 2nd).

Chairman Schmidt opened the public hearing. Will Clevenger, Garver, presented the preliminary plat on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:55 p.m. and commissioners continued with discussion of the preliminary plat.

MOTION: Chairman Schmidt moved to recommend Final Plat of Skyview 2nd without changes. Commissioner Floyd seconded the motion. ***Motion carried 6-0.***

E. CASE No. SD-21-04. PUD and proposed platting and of approximately 12.44 acres (Skyview at Block 49 3rd).

Chairman Schmidt opened the public hearing. Will Clevenger, Garver, presented the final plat and PUD on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 9:58 p.m. and commissioners continued with discussion.

MOTION: Commissioner Jordan moved to recommend the Final Plat of Skyview at Block 49 3rd without changes or conditions. Commissioner Matzek seconded the motion. ***Motion carried 6-0.***

MOTION: Commissioner Jordan moved to recommend the PUD of Skyview at Block 49 3rd without changes or conditions. Commissioner Travnichek seconded the motion. ***Motion carried 6-0.***

F. CASE No. CON-21-03. Property owner has requested to add an LED message board to an existing sign pole base in a utility easement in a C-1 commercial district.

Chairman Schmidt opened the public hearing. Shane Hutchinson and Brent Grisemore, Nu Line Signs, presented the application on behalf of the applicant and stood for questions from the Commission.

No others requested to speak. Chairman Schmidt closed the public hearing at 10:10 p.m. and commissioners continued with discussion.

MOTION: Commissioner Jordan moved to recommend the Governing Body approve passing a conditional use ordinance for a sign contingent upon a 60-day Planning Commission review on certain property zoned C-1 located within the corporate city limits of the City of Bel Aire, Kansas. Commissioner Matzek seconded the motion. ***Motion carried 6-0.***

G. CASE No. CON-22-01. Property owner has requested to allow a private swimming pool in an R-5 Residential zoning district.

Chairman Schmidt opened the public hearing. No one requested to speak. Chairman Schmidt closed the public hearing and commissioners continued with discussion.

MOTION: Commissioner Schmidt moved to recommend the Governing Body approve passing a conditional use ordinance for a private swimming pool not contingent upon a 60-day Planning Commission review on certain property zoned R-5 Residential located within the corporate city limits of the City of Bel Aire, Kansas. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

- H. CASE No. CON-21-01.** Swimming pool in an R-5 Zoning District. The case has been withdrawn by the property owner. No action is required.

VI. Next Meeting: March 10, 2022

MOTION: Commissioner Floyd moved to approve the date of the next meeting: March 10, 2022 at 6:30 p.m. Chairman Schmidt seconded the motion. ***Motion carried 6-0.***

VII. Current Events

The Commission briefly discussed current events, including the Planning Commission training session planned for February 17th in the Community Room at City Hall.

VIII. Adjournment.

MOTION: Commissioner Floyd moved to adjourn. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

The meeting adjourned at 10:16 p.m.