



MINUTES
PLANNING COMMISSION
City Hall - Bel Aire, Kansas
August 15, 2019
6:00 P.M.



I. Roll Call:

At 6:00 p.m. a quorum was present and Chairman Schmidt called the roll.

Members Present: John Charleston, David Floyd, Phillip Jordan, Luke Lear and James Schmidt.

Members Absent: Dee Roths.

Also present were Director of Public Works / City Engineer Anne Stephens and City Attorney Jacqueline Kelly

II. Pledge of Allegiance

III. Approval of Minutes from Previous Meeting.

Motion to approve the minutes of July 11, 2019

There was consensus among the commission to delay approval of the minutes until the end of the meeting, to allow time for updated copies to be distributed. Commissioners noted errors regarding the logo in the header and a misplaced hyphen in the word "City Hall".

MOTION: Commissioner Lear moved to approve the minutes as corrected. Commissioner Floyd seconded the motion. ***Motion carried, 5-0.***

IV. OLD/NEW BUSINESS

A. SD 19-01. Proposed Final plat approximately 25.80 acres on the R-5 residential development that contains a master drainage pond zoned C-1

Will Clevenger, Garver, LLC, spoke on behalf of the applicant and answered questions from the Commission. Mr. Clevenger said the plat is substantially the same as the preliminary plat, but 50 feet has been added to Reserve A for a drainage channel. There is an easement added between lots 12 and 13 in block 3.

Commissioners discussed code requirements for building parks, the tree plan and material composition of the drainage ditch in Reserve A. After thoroughly discussing the plat, the vote was called.

MOTION: Commissioner Floyd moved to recommend approval of the final plat without changes. Commissioner Lear seconded the motion. ***Motion carried 5-0.***

B. Propose to updating the 2016 Bel Aire Zoning Map

A preliminary draft of the map and a list of proposed changes were included in the Planning Commission's packet. The list of proposed changes would update the map to reflect all new subdivision boundaries and zoning changes, and create notes of ordinances and orders that have altered property since 2016. Item 22 on the list of changes is the only zoning change that has not yet been approved. This change reflects the Comp Plan multi-use master plan. The Map is substantially complete and items listed will be incorporated before the map goes to City Council for final approval, along with any additional changes requested by the Planning Commission. Staff recommends that Planning Commission approve the preliminary map and the list of changes.

The Commission discussed the appropriate zoning classification for the property identified in Item 22 on the list of proposed changes. The property is located on east Central Park Avenue, adjacent to City Hall. The Comprehensive Development Plan recommends this property be zoned for multi-use.

Chairman Schmidt opened the public hearing.

Bonnie Stinson, 3800 N. Harding, stated that the Commission is doing a good job. She stated that number 2 on the list of changes is not shown in the correct area on the draft map. According to Ordinance 581, the area should be on Battin, not Parkwood. Ms. Stinson stated that she has been looking at public notices in the Ark Valley News and the developer who owns a property in Aurora Park has applied for a permit with KDHE regarding a well.

There being no one else to speak, the public hearing was closed.

The Commission discussed the list of proposed changes to the zoning map. Commissioners noted that the draft map from the packet is a visual aide and the discussion should focus on the list of proposed changes.

MOTION: Commissioner Jordan moved to approve Items 1-21 on the list of proposed changes and exclude Item 22. Commissioner Lear seconded the motion.

Discussion followed. The commission noted that information was not presented in a clear manner. City Attorney Kelly requested an executive session.

MOTION: Commissioner Floyd moved to go into Executive Session for 10 minutes, to discuss matters related to attorney-client privilege and invite the City Attorney and City Engineer. The open meeting will resume at 7:13 p.m. in the Council Chambers. Commissioner Charleston seconded the motion.
Motion carried 5-0.

The commission then recessed to executive session. The commission returned to open session at 7:13 p.m.

MOTION: Commissioner Floyd moved to extend the executive session for a period of 20 minutes, and to reconvene in open session in council chambers at 7:36 p.m. Commissioner Charleston seconded the motion. ***Motion carried 5-0.***

The commission then recessed to executive session. The commission returned to open session at 7:36 p.m. Commissioner Jordan amended his motion.

MOTION: Commissioner Jordan moved to amend his motion to recommend approval of the zoning map changes, Items 1-21, and to table Item 22 until the next meeting, and direct staff to bring more information regarding Item 22 to the next meeting. Commissioner Lear seconded the amended motion.
Motion carried 5-0.

There was consensus that it may be necessary to call a special meeting before September 12, the date of the next regularly scheduled Planning Commission meeting, for the purpose of discussing Item 22.

C. Next meeting September 12, 2019

MOTION: Commissioner Floyd moved to approve the next regular meeting date for September 12, 2019. Commissioner Jordan seconded the motion.
Motion carried 5-0.

V. Adjournment

MOTION: Chairman Schmidt moved to adjourn. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

The meeting adjourned at 7:54 p.m.