



**Minutes**  
**Planning Commission- Special Meeting**  
**City Hall – Bel Aire, Kansas**  
**August 28, 2019**  
**6:00 P.M.**



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**I. Roll Call:**

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

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

Members Absent: None

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

**II. Pledge of Allegiance** - Chairman Schmidt led the pledge of allegiance.

**III. Approval of Minutes** – None

**IV. New Business** - None

**V. OLD BUSINESS**

**A. Review proposed update to the 2016 Bel Aire Zoning Map – Item 22 – R-6 Central Park, lot 19, 1.6 acre partial metes and bounds.**

This item was tabled at the Planning Commission meeting on August 15, 2019. The Commission now continued discussion of the item. As requested, staff provided additional information to the Commission that was not available at the initial meeting. The additional information included pictures of the proposed development, a virtual tour of the interior of the proposed buildings and a copy of the Letter of Intent and Contract for informational purposes only. The Commission studied the additional information provided and asked questions.

Discussion circled around the Golden Factors. The Commission discussed the appropriate zoning for this area, the character of the neighborhood, allowed uses in the R-6 zoning, particular characteristics of this property, access to the property, highest and best use of the property, and the length of time the property

has remained vacant. The commission also discussed the long-term planning goals of the City, conformance with the master growth plan, and the commission's role and responsibilities.

Commissioners also commented that changes to the vision for the property were not communicated to the Planning Commission, thus the commission expected a more commercially-focused proposal.

**MOTION:** Commissioner Roths moved to recommend the conditional approval of the re-zoning to R-6 of a portion of Lot 19, generally described as Parcel 4, on the Central Park Commons conceptual drawing and more completely described in the Silver Kottages closing documents. Commissioner Lear seconded the motion.

**Roll Call Vote:**

James Schmidt- Nay  
John Charleston- Aye

David Floyd- Aye  
Dee Roths- Aye

Phillip Jordan - Nay  
Luke Lear- Aye

***Motion carried 4-2.***

- VI. Next meeting September 12, 2019** – Commissioner Charleston noted he will not be able to attend.
- VII. Upcoming Events-** The commission briefly discussed the opening of the city brush site on the second Saturday of the month.
- VIII. Adjournment**  
**MOTION:** Commissioner Charleston moved to adjourn. Commissioner Jordan seconded the motion. ***Motion carried 6-0.***

The meeting adjourned at 7:29 p.m.