



**MINUTES
PLANNING COMMISSION
City Hall – Bel Aire, Kansas
January 10, 2019**



On January 10, 2019, the Bel Aire Planning Commission met in the council chambers at City Hall, 7651 E. Central Park Avenue, Bel Aire, Kansas. At 6:00 p.m. a quorum was present and Chairman Schmidt called the meeting to order.

I. Roll Call

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

Members Absent: Phillip Jordan and Dee Roth.

Staff Present: Zoning Administrator Keith Price, City Attorney Jacqueline Kelly, City Engineer / Director of Public Works Ann Stephens, and City Clerk Melissa Krehbiel.

II. Pledge of Allegiance

Chairman Schmidt led the pledge of allegiance.

III. Approval of Minutes from Previous Meeting.

MOTION: Chairman Schmidt moved to approve the minutes of the December 13, 2018 meeting as presented. Commissioner Floyd seconded the motion. *Motion carried 4-0.*

IV. OLD/NEW BUSINESS

A. WAMPO Community Engagement 2040

Tim Johnson, Wichita Area Municipal Planning Organization (WAMPO), presented information about Move 2040, the long-range transportation plan for the Wichita metro area. WAMPO is seeking community input on the plan.

B. PUD-18-01 Proposed a zoning revision overlay, approximately 5.26 acres on the C-2 zoned district, with an existing PUD development.

Staff updated the commission on the status of plans for the development. Staff will meet with applicants, stakeholders and the engineering company in the coming month to work out details. At this time, staff recommends that the Planning Commission table this item.

Tim Austin, Kaw Valley Engineering, representing the applicant, spoke to the commission. He said he thought a workable solution could come from the meeting with staff and stakeholders. He answered questions from the commission regarding plans for an existing billboard on the property and how future expansion of Woodlawn might affect the property.

MOTION: Chairman Schmidt moved to table this PUD-18-01 until a future meeting. Commissioner Charleston seconded the motion. ***Motion carried 4-0.***

C. Directive from City Council to review the city home-based business licensing process.

MOTION: Chairman Schmidt moved to table the home-based business item until the next meeting. Commissioner Charleston seconded the motion. ***Motion carried 4-0.***

MOTION: Commissioner Floyd moved to add an item to the agenda, to discuss the master park plan's gathering space working name. Commissioner Schmidt seconded the motion. ***Motion carried 4-0.***

D. Discuss changing the working title of Central Park Commons to Bel Aire Commons.

Commissioner Floyd proposed changing the working title of Central Park Commons to Bel Aire Commons. He read into the record a written draft memo that reads as follows:

Date: 1/10/19
To: Bel Aire City Council
From: Bel Aire Planning Commission
Subject: Master Park Plan – Gathering Space Working Name

We recognize that past Bel Aire residents, current Bel Aire residents, and future Bel Aire residents make possible the potential for the master park- gathering space development. With this in mind, the development is much more than a neighborhood amenity, as the working name “Central Park Commons” implies. Please consider adopting the name “Bel Aire Commons” as the plan working title, to reflect the full intent of the development and commemorate all who have made it possible.

Commissioners discussed implications of a name change for public perceptions and future development in the area.

MOTION: Commissioner Lear moved to suggest to the City Council that the working title be changed from Central Park Commons to Bel Aire Commons, as articulated by Commissioner Floyd. Commissioner Charleston seconded the motion. ***Motion carried 4-0.***

MOTION: Chairman Schmidt moved to take a five minute recess. Commissioner Floyd seconded the motion. *Motion carried 4-0.*

The meeting adjourned for a period of five minutes and reconvened in the council chambers at 6:17 p.m.

E. Workshop/Training

The commission reviewed a hand-out regarding Robert's Rules of Order and best practices for conducting meetings. Commissioners discussed implementing certain best practices, such as requesting that speakers address the commission from the podium, enforcing time limits to ensure that everyone has an equal chance to speak and methods of extending time limits.

F. Current events

Commissioners discussed a recent article in the Bel Aire Breeze. Chairman Schmidt felt it did not accurately reflect the way the commission carefully considered the interests of all parties concerned in the matter. Commissioners commented on the positive process of hearing from neighboring property owners and the public, and carefully considering all sides and requirements of zoning laws.

G. Next meeting February 14, 2019

The commission discussed moving the next regular meeting to a future date to avoid conflicts with Valentine's Day.

MOTION: Chairman Schmidt moved to set the date of the next planning commission meeting to a future date to be determined by staff and to be published at City Hall and on the City website. Seconded by Commissioner Lear. *Motion carried 4-0.*

V. Adjournment

MOTION: Commissioner Floyd moved to adjourn the meeting. Seconded by Commissioner Lear. *Motion carried 4-0.*

The meeting adjourned at 7:50 p.m.