



**Minutes  
PLANNING COMMISSION  
7651 E. Central Park Ave  
Bel Aire, KS  
May 13, 2021 6:30 P.M.**



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**I. Roll Call:**

Present were James Schmidt, David Floyd, Phillip Jordan, and John Charleston, and James Farner.

Also present were City Engineer Anne Stephens and City Attorney Jacqueline Kelly.

**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 February 11, 2021. Commissioner Floyd seconded the motion.

***Motion carried 5-0.***

**IV. OLD/NEW BUSINESS**

**A. Case No. ZON-21-01.** Proposed re-zoning approximately 50.2 acres platted R-4 Residential, to an R-1 Estate Residential development. The current use is part of Chapel Landing Addition.

The Commission reviewed Towanda Land Company's request to rezone property located in the southeast of 53rd and Oliver in accordance with Article 5 of the City of Bel Aire Zoning Regulations.

Will Clevenger, Garver, represented the applicant and stood for questions from the Commission. Planning Commission studied the material provided by the applicant, including a general location map, and other evidence presented by the representative for the applicant.

Chairman Schmidt opened the public hearing at 6:31 p.m. Two individuals said they own property adjacent to the subject property. They stated they would like to know if the drainage will affect their property. They stated they would like to see the drainage plan from Garver, and expressed approval of the change to larger lots for the subject property.

No others requested to speak so Chairman Schmidt closed the public hearing at 6:45 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 Regulations. A significant amount of discussion circled around factors commonly known as the Golden Factors, below are notes of some of the Golden Factors discussion:

1. The character of the neighborhood- The downzoning to R-1 is the least impactful type of development you could ask for.
2. Detrimental effect nearby properties - Any detrimental effects will be limited since the land was originally platted for smaller lots and this change to a larger lot will mean less runoff and less impact on surrounding properties.
3. Relative gain- The large lots will provide more taxable income for the City and will allow for existing utilities to have “excess capacity” beyond what was originally planned.
4. Neighbors - The neighbor that spoke was very pleased to hear of the proposal of large lot estate type homes.

**MOTION:** Commissioner Jordan moved to accept the submitted portion of land currently known as Chapel Landing described by metes and bounds without changes or conditions and to recommend rezoning the property from R-4 Residential to R-1 Estate Residential. Commissioner Charleston seconded the motion. ***Motion carried 5-0.***

#### **B. Next meeting June 10, 2021**

**MOTION:** Chairman Schmidt moved to approve the date of the next meeting. Commissioner Jordan seconded the motion. ***Motion carried 5-0.***

#### **V. Current Events:**

The Commission briefly discussed upcoming community events. Curbside cleanup will be May 15<sup>th</sup>.

#### **VI. Adjournment**

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

The meeting adjourned at 6:59 p.m.