

Approved minutes 3.15.18 at 4.16.18 meeting



**MINUTES**  
**PLANNING COMMISSION**  
**City Hall – Bel Aire, Kansas**  
**March 15, 2018**  
**6:00 P.M.**



The meeting of the Bel Aire Planning Commission was called to order at 6:00 pm by James Schmidt

**Members Present:** James Schmidt, Stephen Crook, Dee Roths, and David Floyd

**Members Absent:** Craig Pumphrey (resigned 3.12.18), Carla Zielke- position hasn't been filled.

**Others Present:** Keith Price, Zoning Administrator, Anne Stephens, City Engineer and Public Works Director

**Pledge of Allegiance:** Led by James Schmidt

Motion to approve 2/15/18 Minutes by Dee Roths Seconded by David Floyd. Motion carried 4-0

**Revised Sunflower Commerce Park 2<sup>nd</sup> preliminary plat**

James Schmidt opened the hearing.

James Schmidt-The plat is pretty much the same as the plat we had seen before with a few changes.

Keith Price-the zoning code requires that a plat approved by the planning commission be significantly complete with the boundary and lot sizes. The land west of the new boundary was removed from the plat requiring in my opinion a new hearing. The preliminary still shows the land for drainage purposes, but the boundary line has moved east. The new signature blocks are added for the Epic Sports ownership. It is near what approved before with these minor changes.

Jeff Artz-Keith please explain your summary in the staff report, second paragraph.

Keith Price-The planning commission approved the plat containing the acreage to the west that is no longer contained in the plat. The PUD process is not part of this process in front of you tonight, that part is ultimately the same, with the same intent. The preliminary and final plats were sitting in limbo waiting to be added to the city council agenda. Technically, the city council may have been able to place it on the agenda. The way I read the rules I thought it should come back to you for approval with the revisions. This was advertised in the Ark Valley newspaper again as part of the requirement.

James Schmidt closed the hearing

Motion to approve the revised preliminary Sunflower Commerce Park plat by David Floyd  
Seconded Dee Roths Vote 4-0

James Schmidt opened the hearing.

**Revised Sunflower Commerce Park final Plat**

David Floyd- I see here the manager is to sign the plat for Epic Real Estate Development LLC on signature block, is that the one you had referred to?

Keith Price-Yes, basically they are a stakeholder and own land directly or indirectly; I don't know the exact legal side of the equation. They are signing because the plat didn't get filed before the building was built or in time before the city issued building permits, and now they are up and running.

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James Schmidt closed the hearing.

Motion to approve without changes by James Schmidt Seconded David Floyd Vote 4-0

### **Bel Aire Master Growth Plan**

Keith Price-Basically, there is progress on the plan, this is the final draft

Dee Roths-Page 12- sentence containing...interest in this corridor is beginning to gain traction...construction by 2035. I wonder if it should be sooner than that timeframe with all of the activity already.

Keith Price-What is really saying based on the methods Scott Dunakey has used to formulate his projections out to 2035. If the city had a big boom of construction this could be skewed, this is part of his expertise.

James Schmidt- What did he chose to go out so far to 2035?

Keith Price-That is a reasonable timeframe for a growth plan; 2020 we will have a new census. Some of the data will become antiquated at that point. If the plan goes too far out it may be wasting resource and time.

Anne Stephens-guessed the data is what their models showed them, based on the growth patterns they have seen in the area. Development can take off sooner, no one has that crystal ball.

Keith Price-The focus of this development plan is to control what may go into a zoned area, Scott Dunakey added a table to depict the two-step zoning intensity since the first draft on page 15; page 16 he added some light pollution information as requested by Dee Roths.

Dee Roths-She would like to share with the neighbors around her that don't believe the city is concerned with lighting issues. Her and her husband drove all the way down from Webb to Greenwich. Yes there is a lot of light from FedEx, the street lighting is where a lot of light coming from. Is there anything that can be done?

Keith Price-This plan will be on the city web site to share once it is approved. The street lighting is something the city is doing city wide to make the city visible at night. The city street lighting is down lit and LED; that spill less light than the old street lighting. The LED light is directed at the street surface with little light spilling out to the sides. These are perfect for a development.

James Schmidt-normally there is a 16' arm hanging out over the street, these LED are a 4' arm behind the curb or ditch that light clear over to the other side of the road, the light is not going up and washing the sky.

Dee Roths-The neighbors will still be coming to her asking her what will happen when they add more stuff. Build three or four story buildings to the north to block the light.

Keith Price-Epic sports has the long range plan to build more buildings just like the one out there now; that should block a lot of light.

Scott Dunakey added some pictures and the residential development strategies, but for the most part it is about the same as the first draft you reviewed.

James Schmidt-I do like the monument signs used in developments. (Page 16)

Dee Roths-Is there something the Planning Commission needs to do?

Keith Price-I noticed this is also on the City Council agenda coming up. If there is nothing of major concern I would like for the commission to take this for a vote. On page 19, brought this to the city attorney's attention, change the

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word “limits” to “prefers” on number 6. I thought that was a little strong for a government strategy. Its ok for the city to generate money, just needs to be even keel with everyone coming to the city.

David Floyd-I completely understand that the taxable property has to pay for serves off set by institutional, and agree may be a little blunt to leave as written.

Dee Roths-“Prefers” is calm enough to use.

David Floyd- Someone wanting to live in Bel Aire with a 501c3 and see that in the document and becomes discouraged isn't what we want.

Dee Roths-what happens if a church comes in and decides they want to buy up a bunch of land?

Keith Price-They go through the process like everyone else. That is one of the reasons to have a growth plan. The city has the Comprehensive Plan that need to be updated, this plan will provide information to do that in the near future.

Jeff Artz- I have had two updates to the Comprehensive Plan; now reading through this Growth Plan going out into the future 17-18 years. A lot of things change, and a lot of things can happen. This contains a lot of the 2010 census data, and it is pretty. How much did the city pay Scott Dunakey to complete this Master Growth Plan for the city?

Keith Price-I do not know, I'm removed from the political side of the equation. I'm trying to hammer out the changes you would like, to get value.

James Schmidt-so we do want to change the word to “Prefers”?

Planning Commissioners-Discussed that the word change should be part of the motion.

Jeff Artz-If the Planning Commission approves this tonight, then it will go to the city council, and then those members will go over this with affine tooth comb?

Keith Price-This has been bounced around from group to group for review; feedback was sent back to Scott Dunakey a few weeks ago. This is you opportunity to provide feedback.

David Floyd- **(Page by Page items of typos are listed in the conditional motion made; other points made will be in the order of conversation of the hearing.)** Page 11, I really like the Exiting Land Use Pattern paragraphs, they explain the land use map. You can read along and understand what is going on with the map; reading left to right. It is excellent. (Page 1) I don't want to get hung up on this, the plan is fine without it; paragraph 2, last sentence, “The quality and character of Bel Aire...reflect its middle to upper middle class status.”

I get what that is trying to communicate, it is something better communicated with statistics, rather than language that is a little vague and has a little too much exclusivity to it. There is statistics you can point to back it up, based on the surrounding. I just don't want people to be put off by that comment, just wanted to bring it to light.

James Schmidt-What statistics would you want to add?

David Floyd- Don't know exactly; someone not middle class or upper middle class could take offense to that statement.

Jeff Artz-First of all the definition of upper middle class is different downtown Wichita is different than San Francisco. Bel Aire median income is upward of \$74 thousand compared to Andover which is \$84 thousand.

Jeff Artz and Commissioners- Discussed the upper middle, middle and lower class definitions and the philosophical impact it has on people.

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David Floyd- I'm a fan of numbers and statics; numbers don't hurt people's feelings. On Page three, I have recession fatigue, where is talks about a sluggish economy-I'm tired of talking about what happened and wanted to put that out there while I have a chance.

Keith Price- I had asked Scott Dunakey to add a reference because of the information being in the plan. The plan goes out to 2035; the new group called millennials, or gen x, or whatever may have been shielded from the recession by their parents.

David Floyd-Reading this ten years from now, it is true I may not have recession fatigue.

Jeff Artz-Talking with farmers, we are in a recession; land prices are up, we have drought, grain prices are going down. Cattle prices are mediocre.

David Floyd-To clarify I'm referring to the Great Recession. Near term growth for the city based on the city manager's comments will be where the city already has utilities, page 10 map has some lines missing.

Anne Stephens-Explained the different map issues based layers and other details.

David Floyd- I would like to see the most recent traffic counts added; by the time people start seeing this information it may be 2020. By 2025 the traffic counts may be doubled or tripled. Is that something City Council can recommend to be updated?

Keith Price-I suggested the city update this plan after 2020, shortly after the census data becomes available. The traffic data and maps, the goal was to keep all of the information constant with the 2016 data; the plan range shown. The traffic data can be added to the transportation update, it should be happening soon. The last update was 2010 if I remember correctly.

Anne Stephens- I believe these are Sedgwick County Numbers in the Growth plan.

Dee Roths-Asked questions about the city growth boundary related to Kechi and Bel Aire; and if Bel Aire can take over part of the Kechi boundary. Could someone come to Bel Aire an asked to be annexed into the city?

Keith Price-The area of influence was something that was decided years ago by Sedgwick County, it was adjusted in 2012 for a few communities. It would require approval by the county to go outside the city area of influence. Neither, Kechi or Bel Aire have any latitude with that without the county approval. The map on page 16 shows some of the area available for the city to annex; I do have it marked because of a question I have about some areas.

David Floyd-The map does have two conflicts with the Sedgwick County Comprehensive Plan (described the locations in the Kechi growth area).

Dee Roths-Some people out north of 254 would like to be annexed into Bel Aire rather than Kechi, however they do not wish that to happen any time soon.

Keith Price-The city would need to provide services to justify annexing; the city wouldn't run a half mile of sewer line for one farmhouse.

David Floyd-the map on page 18 shows city owned property in the year of 2016; it still shows Deer Run as city owned. Does the city still own Deer Run?

Anne Stephens-I believe the city still owns a portion of it, the part that is developed definitely has been sold.

David Floyd-Described the map colors for the development Iron Gate and those of Deer Run related to the lots and streets that are platted. If I was from out of town and saw this map, I would think there are roads in all of these locations.

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Anne Stephens- analyzed the map layers and the issues. (Anne provided Scott Dunakey all of the details of changes needed after the hearing).

Planning Commissioners-Discussed the hashed parks service area, to mean only that somewhere in that area would be a park, and not the whole area, to meet the goal to be within the distance of the residential housing.

Motion David Floyd Seconded Jeff Artz Vote 4-0 to approve with changes provided discussed by the commission:

- Page 1, first paragraph – add ‘County’ after ‘Sedgwick’ – *The City of Bel Aire encompasses about 6.85 square miles between Wichita and Kechi in Sedgwick County, as depicted by...*
- Page 2, third paragraph – the figure is incorrectly referenced as Figure 3.1. This should be Figure 1.2.
- Page 10, Figure 3.1 – this map is misleading. It shows existing sewer lines in “old Bel Aire”, but not in newer areas such as Central Park. The sewer line up to the high school is shown as proposed, and it’s been installed for several years now. Planning Commission suggested updating the map to reflect current sewer lines. I would go a bit farther and suggest that only the main trunk sewer and water lines are shown instead of all the minor lines.
- Page 17, Figure 3.8 – this map does not match the Sedgwick County Growth Map in their Comprehensive plan.
- Page 18, Figure 4.1 – PC was questioning why the streets in Deer Run are white, when the rest of the streets are shown in grey, and why streets are shown in Iron Gate, where there is an empty field – (my thought is that the streets in Iron Gate and Deer Run have been platted, which is why they are shown – I believe that the white streets in Deer Run is an oversight and that they should have been grey – this also shows up in the map on pg 20). Also, the City Owned properties are not correct – Deer Run and Broadstone Villas have been sold, as well as Epic Sports and some areas in SCP.
- Page 19, Item 6 – change the word “limits” to “prefers”. *Adopt a policy that prefers the sale of city owned properties...*

Anne-Stephens- Spring Festival is March 24, 2018. Over 12,000 eggs and an Easter Bunny. April 14, is the opening of the city brush site. There is a big pile of mulch available to the Bel Aire citizens. Brush dropped off last year was run through a tub grinder twice; it made some very nice mulch. The mulch is being used around the city properties. The city has two curbside pick up dates schedule.

Next meeting April 12, 2018

Dee Roths motioned to approve. David Floyd seconded.

Motion carried 4-0.

### Adjournment

Dee Roths motioned to adjourn the meeting. Stephen Crook seconded.

Motion carried 4-0.

Meeting adjourned. 6:58 pm

Submitted by Keith Price, Building and Zoning