



MINUTES
PLANNING COMMISSION
City Hall – Bel Aire, Kansas
June 13, 2019
6:00 P.M.



I. ROLL CALL:

Chairman Schmidt opened the meeting at 6:01 p.m. and called roll.

Members Present: David Floyd, Phillip Jordan, and James Schmidt. Luke Lear arrived after the pledge of allegiance.

Members Absent: John Charleston and Dee Roths.

Staff Present: Zoning Administrator Keith Price and Director of Public Works / City Engineer Anne Stephens.

II. PLEDGE OF ALLEGIANCE

Chairman Schmidt led the pledge of allegiance.

There was consensus among commissioners to wait a few minutes before proceeding. Commissioner Lear arrived at 6:05 p.m.

III. APPROVAL OF MINUTES

Motion to approve the minutes of April 11, 2019

MOTION: Commissioner Floyd moved to approve the minutes of April 11, 2019. Commissioner Jordan seconded the motion. ***Motion carried 4-0.***

IV. OLD/NEW BUSINESS

A. CON-19-01 Property owner has requested to allow an LED message sign in an R-4 residential zoning district.

Wes Casey, Ron's Sign Company, spoke on behalf of the applicant, Community Bible Chapel, 4551 Auburn Street. Mr. Casey said his company was hired to install the proposed LED sign, which will be in a new location on the property, in advance of the future expansion of the street. They use Wichita's standards for brightness, measured in NITs.

Katheryn Foster, 4461 Auburn, said she has lived in the Bel Aire area for 30 years. She understands that the church wants to modernize communications but is concerned about light pollution affecting the ability to see the stars and fireflies. Some messages on the sign have been off-putting.

Commissioners discussed light pollution, sign brightness, dimming and timer settings, safety, line of sight for drivers, and the location, height, orientation and material composition of the sign.

MOTION: Commissioner Lear moved to recommend approval of CON-19-01 without changes or conditions. Commissioner Floyd seconded the motion. ***Motion carried 4-0.***

**B. SD 19-01. Proposed platting approximately 25.80 acres on the R-5 residential development that contains a master drainage pond zoned C-1
Close Hearing**

Will Clevenger, Garver, LLC, spoke on behalf of the applicant, and answered questions from the commission. Mr. Clevenger confirmed there is a 12ft separation between buildings, and confirmed the location of sidewalks. The pond will be kept up by the homeowner's association.

The commission discussed the general location of the development, sidewalk locations, buildable space on each lot, driveway placement, green space, playground locations, and easement use.

MOTION: Commissioner Jordan moved to recommend approval of the preliminary plat with the condition that a 10 foot access easement be added between lots 12 & 13, Block 3 for a sidewalk access to the pond for a total of 30' easement. Commissioner Floyd seconded the motion. ***Motion carried 3-1.***

C. Next meeting July 11, 2019

MOTION: Commissioner Jordan moved to approve the date of July 11, 2019 for the next meeting. Commissioner Floyd seconded the motion. ***Motion carried 4-0.***

The commission briefly discussed holding elections at the next meeting and upcoming community events including the city-wide garage sale and the open days for the city brush site.

V. ADJOURNMENT

MOTION: Commissioner Jordan moved to adjourn. Commissioner Lear seconded the motion. ***Motion carried 4-0.***

The meeting adjourned at 7:55 p.m.