



District 1 Citizens Advisory Board Meeting Minutes

Monday, June 17, 2024 | 5:30 p.m.
Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS

Board Members in Attendance: Jacqueline Kelly, Daniel Bateman, Jim Reid, Diane Gjerstad

County Representatives: Sedgwick County MAPD Senior Planner, Philip Zevenbergen

1. Call to Order

1. Jacqueline Kelly began the meeting at 5:38 p.m.

2. Approval of Meeting Minutes

1. No motion was made to approve April's minutes as there was no quorum for this meeting. April and June minutes will need to be approved at the next meeting.

3. Public Agenda

1. There were five members of the public (MOTP) present, Rob Dreiling, Joelle Dreiling, Teresa McCabe, Jay Cash and Colton Bartlett.

4. New Business

1. Didn't have quorum so the meeting wasn't called officially to order nor were the thoughts and opinions given as official recommendations.
2. Sedgwick County Planner begins his presentation on the first Zoning Case: PUD24 – 10.
 - i. Diane Gjerstad asked, can you explain the buffer to the North?
 1. Phillip Zevenbergen responded, our comprehensive plan was identified for small cities, so we looked at Kechi's comprehensive plan and it identified it as mixed transitional use. And given that this is kind of a mixture of commercial, they also want to live on what they're going to have their business as, offering short term rentals in there. When you take that into account with the industrial solution that sounds like a number of very high intensity uses. This provides kind of that transitional use. So this whole property would be used as buffer to the North of what is currently existing there.
 - ii. Daniel Bateman asked, where would this atrium/wedding event be located?
 1. Phillip Zevenbergen responded, this is just up on 69th. They're looking to have their business on the farther back portion of the railroad tracks and actually living with the short term rentals.
 - iii. Jackie Kelly asked, speaking of this type of business, how are the roads? How do you think the roads will handle the sort of traffic that their business calls for?
 1. Jay Cash, Applicator, responded, yes this is Hearthstone Incorporated, a contracting business. They do stonework, so landscaping, hardscaping, houses. There will be some storage of that material on site. But they're not going to add a lot of traffic because most of their product is shipped to the site and then their employees just go to the site, so we won't have a lot of trucks in and trucks out. They will have to store some things and scraps and some over order items but it won't be piles and piles.
 - iv. Daniel Bateman asked, are they planning to add a road for that traffic?
 1. Jay Cash, Applicator responded, there will be two access points, an access point to the south where you just pointed on your map there. And then there will be a separate access that's already there for the house.
 - v. Jim Reid asked, the event center is just a barn?

1. Jay Cash, Applicator, responded, it's a 100 ft. square pole barn and the owner wants to have hobby events, like an art gallery, clay, pottery type of stuff. It's not going to be extremely commercial but it will have that use if she wants to. But one of the key things about that is we are limiting it to only eight people, were typically what would be allowed whatever the fire marshal says you can fit in there. It's going to be more of a group meeting and bringing people together to an event center.
- vi. Jim Reid asked, what's the water situation?
 1. Jay Cash, Applicator, responded, so there is a waterway that goes through under the railroad tracks there. Nothing's going to be developed near the waterway, that's actually in the flood zone.
 2. Phillip Zevenbergen responded, and with any commercial building permits they're required to plat which during the planning process they go through a drainage study and do all the necessary things to ensure that development or property doesn't have negative impacts in terms of environmental things on the surrounding properties.
- vii. Jim Reid asked, it's hard to tell what this aerial photo is depicting, is that home that is there existing?
 1. Phillip Zevenbergen responded, yes, there is an existing house. In public comment for the planning commission there are those who are generally upset with the upkeep of the current house.
 2. Jay Cash, Applicator, responded, yes, this is all rubbish.
- viii. Jim Reid asked, where is this company coming from?
 1. Jay Cash, Applicator, responded, this is a family owned business. Right now they are located by the airport and they wanted to find something homier with less traffic.
- ix. Jackie Kelly opened public comment but there was none.
- x. Jim Reid asked, are there plans to pave that road ever?
 1. Philip Zevenbergen responded, I'm not sure what the County plans to do.
 2. Jay Cash, Applicator, responded, we can look at it.
- xi. Jim Reid asked, there is a house out there right now, how do they get their water?
 1. Philip Zevenbergen responded, rural water district one.
- xii. Sedgwick County Planner begins the second presentation for the Zoning Case: ZON24 – 27
- xiii. Diane Gjerstad asked, and where is the entrance?
 1. Philip Zevenbergen responded, typically it would be on the north or east sides, usually with streets.
- xiv. Diane Gjerstad asked, so they could get approval from someone else for that change in entrance?
 1. Philip Zevenbergen responded, yes, with County Public Works.
- xv. Jim Reid asked, REAP says that this is part of the new edition, what was the original edition?
 1. Planning Intern responded, the first edition was the residential lot and the second edition is just the subject site.
- xvi. Jim Reid asked, but all these yellow boxes over here are families living on 2 acre lots?
 1. Philip Zevenbergen responded, the size of these lots are likely less than the standard size single residential as they were established before county wide zoning. So you have a lot of non-conforming lots again in the unincorporated town of Greenwich which has existed for some time and it's never been incorporated into a city as at one point the county didn't have zoning. When you're this far out into the county, with a lot of rural residential, you end up with a lot of non-conforming lots that existed before.
- xvii. Jackie Kelly opened public comment.
- xviii. Daniel Bateman asked, you said they wanted to convert it to one property?
 1. Philip Zevenbergen responded, its currently two parcels under one ownership.

- xix. Rob Dreiling (MOTP) asked, what are they going to do about drainage because the water that comes off the property drains to me?
 - 1. Philip Zevenbergen responded, that doesn't necessarily function during the zoning aspect when there's any type of gene occupancy or the building permits or things like that. The county looks at drainage as well as on site sewer and all of those things necessary for development beforehand.
- xx. Rob Dreiling (MOTP) asked, I'm really worried about what they are going to do in the future, how can that be?
 - 1. Jackie Kelly responded, I totally understand your frustration because you are in a beautiful, quiet area. But when someone owns property, the nice thing, just like you don't have to tell us what you're going to do with the property you own, they don't have to tell us what they're going to do with the property they own. That's kind of fundamental property rights right there. But the nice thing that I can say is you knowing the conditions and how drainage works over there, you would be a huge asset to that drainage conversation that the county is going to have with this woman.
- xxi. Diane Gjerstad asked, when was this declined?
 - 1. Rob Dreiling (MOTP) responded, just a couple of years ago.
- xxii. Diane Gjerstad asked, could you show me a map where the cement plan is going in?
 - 1. Rob Dreiling (MOTP) responded, it's in the breakdown of that corner. There's a retention pond as soon as it rains I got an inch and a quarter of water.
- xxiii. Diane Gjerstad asked, is this the Lutheran Church?
 - 1. Rob Dreiling (MOTP) responded, yes.
- xxiv. Diane Gjerstad asked, the truck traffic is on Central right?
 - 1. Rob Dreiling (MOTP) responded, yes.
- xxv. Rob Dreiling (MOTP) asked, why did the City of Bel Aire approve this?
 - 1. Philip Zevenbergen responded, the City of Bel Aire had a recommendation for approval. The Zoning Code when a property is within influence area of a small city they have the opportunity to consider the item and recommend it to the county commission. Our county comprehensive plan and our city plan have the opportunity to request land outside of their boundaries not that they have the final say, they can have an opinion.
- xxvi. Rob Dreiling (MOTP) asked, I just don't know what's going in there, what is happening?
 - 1. Philip Zevenbergen responded, that is a question for the City of Bel Aire, we are the Sedgwick County District 1 CAB.
- xxvii. Jim Reid Asked, from this layout, what is all of that open land north of you?
 - 1. Rob Dreiling (MOTP) responded, farm land.
- xxviii. Colton Bartlett asked, would they have to get another approval to move their business if it's impacting them negatively?
 - 1. Philip Zevenbergen responded, well zoning would allow uses. It would allow uses by right, there are review and permitting prophecies regarding building permits or drainage. But the discussion that is happening tonight will continue at the planning commission and at the board of county commission is are these land uses within the commercial appropriate for this location.
- xxix. Jim Reid asked, how long have you been in your home?
 - 1. Teresa McCabe (MOTP) responded, five years.
- xxx. Jackie Kelly asked, so you would want any property developing to have drainage to kind of offload some of that no matter what rural residential?
 - 1. Rob Dreiling (MOTP) responded, yes.
- xxxi. Jackie Kelly closes public comment and brings the conversation back to the CAB members.
- xxxii. As we didn't have quorum no recommendation is official. Unofficially, all members in attendance don't approve of this going forward/being approved.

- xxxiii. Daniel Bateman asked, if we did have quorum the only way we could ask for more information would be to decline it and they'd have to come back with more information right?
1. Philip Zevenbergen responded, essentially you could have a recommendation and they could defer it and send it back for more information.
 2. Jackie Kelly responded, right. My recommendation isn't to deny it but to find or more about what's going on.
- xxxiv. Jim Reid asked, so with today's current zoning, would that area have to be a 2 acre lot or one acre?
1. Philip Zevenbergen responded, in rural residential the minimum lot size for residential or any type of development is 2 acres.
- xxxv. Teresa McCabe asked, so is each of these at least two acres?
1. Philip Zevenbergen responded, so it's there's two parcels that are under the same ownership much like you guys talked about with these spaces down here where essentially one owner owns a block or what would have been a block had been a city. So essentially this is seen as one five acre piece of property but could be sold as two separate ones.
- xxxvi. Teresa McCabe asked, if it gets replatted with two different properties would that be two commercial properties?
1. Philip Zevenbergen responded, yes. The request right now is for the entire site.
- xxxvii. Discussion/Housekeeping Items
1. Talked about moving Budget discussion to the next meeting and only having the zoning case but then decided against it

Adjournment

1. The District 1 Citizen's Advisory Board ended at 7 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, July 15, 2024, 5:30 p.m.**
at Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS*