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District 1 Citizens Advisory Board Meeting  
Meeting Minutes

Monday, January 10, 2021  
5:30 p.m.

Bel Aire City Hall  
7651 E. Central Park Ave., Bel Aire, KS 67226

**Board Members in Attendance:** Daniel Bateman, Judah Craig, Amy Cox, Jacqueline Kelly, Dr. Stephanie Kuhlmann, James Reid, Drake Robinson

**County Representatives in Attendance:** Commissioner Pete Meitzner; Philip Zevenbergen, MAPC; Nicole Gibbs, Community Relations Specialist, Brian Limback, MKEC/applicant

**1. Call to Order**

- a. Chair Judah Craig called the meeting to order at 5:34 p.m.

**2. Approval of Meeting Minutes**

- a. A motion was made by Jacqueline Kelly to approve the minutes for the Nov. 8, 2021 District 1 Citizens Advisory Board (CAB) meeting. Drake Robinson seconded this motion. **The CAB approved the motion with a vote of 7-0.**

**3. New Business**

- a. Zoning Case ZON2021-00056/CON2021-00058
  - i. This case is asking for smaller lot sizes than how it's currently zoned to be. This planning is on a residential are off of 127<sup>th</sup> Street E. between 29<sup>th</sup> and 37<sup>th</sup> streets. The lots are anywhere from 2-3 acres now, but can do smaller if approved.
  - ii. There is also a conditional use proposal of:
    - 1. Neighborhood swimming pool
    - 2. Accessory Apartments
      - a. i.e. mother-in-law suite or garage
      - b. must be tied to main parcel and can't be split out
      - c. must have look/feel/character of the area (can't be an eyesore)
      - d. Doesn't regulate renters
  - iii. The neighbors of this proposed zoning area didn't have any objections once received clarification.
  - iv. This will be heard by the Board of County Commissioners on Dec. 16. Voted to accept
    - 1. Conditions
      - a. Have to adhere to rules of zoning code
      - b. Has to be site plan when pulling permits
  - v. Jacqueline Kelly asked if this will be managed by one developer or more.
    - 1. Brian – on managed development. Likely one of owners will be developer
    - 2. More affluent type of development. Possibly modeling development in OK
    - 3. Proactively planning
      - a. Likely to have own pools, but put in neighborhood pull for the option
      - b. Accessory apartments – nice pool house/accessory dwelling
  - vi. Jacqueline Kelly shared that she likes that community development, even though in county, is not allowing random businesses to be run out of that area.

1. 10 lots available in this community
- vii. Jacqueline Kelly also asked if city water would be brought up to area.
  1. This area is in Butler County Rural Water District 5 and there is a new line being put in along 29<sup>th</sup> street and another line going up 127<sup>th</sup> street.
  2. Philip Zevenbergen added that if people wanted to be on city water, there are ways to do that.
- viii. James Reid commented on the commercial development in that area and also asked about sewer system in that area.
  1. Homeowners will have own private sewer at each house and will go out into ground and the ground is capable of handling the sewage.
- ix. Commissioner Meitzner commented about the equestrian ranch owner next to this proposed development and their approval of this. The owner has quite an investment in that area to support his equestrian business.
- x. A motion was made by Drake Robinson to approve Zoning Case ZON2021-00056/CON2021-00058. Dr. Stephanie Kuhlmann seconded this motion. **The CAB approved the motion with a vote of 6-0.**
  1. Daniel Bateman was unable to vote due to technical difficulties with Zoom.

#### 4. Discussion of future agenda items

- a. The CAB discussed meeting dates for 2022 and agreed that the group could move meetings as needed.
- b. Sheriff Jeff Easter will be at the February meeting to discuss Mental Health in the jail.
- c. Jacqueline Kelly asked if the county has projects for the upcoming year that could be topics of discussion at CAB.
  - i. Commissioner Meitzner shared that the 2023 budget and to figure out what is required as a service and what is nice to have are currently the focuses for this year. He shared that the state has transferred financial responsibility of some entities down to the county level (i.e. Forensics Science Lab example: state-affiliated but County required to pay for it). Kansas has a large amount of ARPA funds. Commissioner Meitzner also shared that a final ruling has been made on ARPA funds that will give flexibility for businesses and communities. More information to come.
- d. Judah Craig asked what the timeline for 2023 budget was and if it made sense to have Mr. Tom Stolz out to discuss.
  - i. Commissioner Meitzner said the budget process begins in February or March.
- e. Commissioner Meitzner suggested to having County Counselor – possibly have Mike Pepoon out to discuss land owned by the county
  - i. North of 235. It's got federal regulations on it that dictate what it could be developed as
- f. Jacqueline Kelly shared she has been able to hear the Jabara Airport Plan and the presentation that was made to City of Bel Aire and could always be a topic for a meeting.
- g. Jacqueline Kelly asked when Top Golf is coming.
  - i. Commissioner Meitzner said it would possibly spring 2023.
- h. Daniel Bateman asked for an update on Sedgwick County EMS.
  - i. Commissioner Meitzner shared that EMS programs are being challenged around the country with similar struggles as ours (burnout, COVID-19, etc.). Wesley wants to do their own non-emergency transports between facilities and Commission is looking into this information and discussing. SCEMS recently started their EMT to Paramedic (E2P) program that allows EMTs to be employees and get their Paramedic school paid for with a contract to be employed by SCEMS for 3 years after.
- i. Dr. Stephanie Kuhlmann asked who has to approve for Wesley to have their own transport service.
  - i. Commissioner Meitzner shared that this isn't finalized yet and is still in discussion.

- j. Judah Craig asked about redistricting and if there are there other subjects like that coming up (re: getting input from the community).
    - i. Commissioner Meitzner shared that other than the 2023 budget, not that we know of. He also shared that he was really impressed in how all that came together.
      - 1. Judah Craig also said he agreed that it moved quickly and was an interesting process.
      - 2. Commissioner Meitzner congratulated the committee & CAB on their work for Redistricting. There were certain folks who were really worried about redistricting, however, he felt the general public is not as passionate about redistricting.
      - 3. Jacqueline Kelly shared that it was helpful that Commissioner Meitzner shared the formula (size, must have these factors, etc.) for how the maps were created.
      - 4. Commissioner Meitzner agreed that allowing statistics and having computer-generated plans helped, especially because it wasn't people drawing creating them.
      - 5. James Reid asked since the choosing of Map 6, what has happened since then.
        - a. Commissioner Meitzner shared that Election office has updated their software and are waiting for City & state redistricting processes to complete and will then notify citizens of their changes.
  - k. Drake Robinson suggested some ideas for upcoming meetings:
    - i. Election year – have election commissioner speak to new changes
      - 1. Specific topics in meeting could include drop boxes & redistricting.
    - ii. COVID-19 & Vaccines
      - 1. James Reid shared that the Jan. 5 BOCC meeting covered COVID-19 numbers and gave an update.
      - 2. Commissioner Meitzner also shared that COVID-19 numbers are as bad as January 2021. He also pointed out that this time last year the vaccines had not be fully rolled out.
      - 3. Amy Cox pointed out that Omicron is much more contagious so it makes sense the numbers are where they are.
      - 4. James Reid shared a personal COVID-19 story where a family member was going to be sent out of state to receive medical care.
  - l. Judah Craig asked about how many positions were vacant on the CAB.
    - i. Commissioner Meitzner shared there are 2 open positions, but potentially 3.
  - m. Drake Robinson verified that all meetings on Mondays.
5. Adjournment
  - a. The District 1 Citizen's Advisory Board adjourned at 6:23 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, February 28, 2022, 5:30 p.m.** at Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS.*