

**MINUTES**  
**BASEHOR PLANNING COMMISSION**  
**July 7, 2009**  
**BASEHOR CITY HALL**

**WORKSESSION**  
**CANCELLED**

**PLANNING COMMISSION MEETING**  
**7:00 P.M.**

***A. Call to Order***

John Matthews, Chair, called the meeting to order at 7:00 p.m.

***Pledge of Allegiance***

***B. Roll Call***

Members Present: Commissioners Joe McArdle, John Matthews, Ed Bush, and Jon Gallion, Kevin Jones & Bob Harrison, Russell Jacobson.

Staff Present: Dustin Smith, Planning Director; Kathy Renn, Assistant City Clerk; Lloyd Martley, Chief of Police/Interim City Administrator.

Press: not present.

***C. Approval of Minutes***

A motion was made by Commissioner Jones and seconded by Commissioner Bush to approve the June 2, 2009 minutes. Chair Matthews asked for a vote. Motion passed, 5-0 with two abstentions. Commissioner's Jacobson & Harrison abstained.

***D. Unfinished Business – None***

***E. New Business –***

**E1. Preliminary Development Plan for the Tomahawk Valley Subdivision –**  
Chairman Matthews introduced the item and asked for staff presentation.

Mr. Smith provided a staff report and indicated the following:

This plan applies to the entire property that consists of 94.01 acres. The preliminary development plan and preliminary plat had been approved in 2005 and the final plat was approved in March, 2006. However, because the developer never proceeded with construction of substantial improvements on the subdivision, the approvals expired in September, 2007.

The city was pursuing acquisition of a sewer easement as part of the development plans that would allow the removal of the Chestnut Street lift station, but because the plans expired, the city never officially acquired the easement. The city has continued negotiations with Mr. Miles since 2006, but has failed to acquire the easement outside of the development plan/plat.

Mr. Miles has indicated to use that in return for the approval of the proposed preliminary development plan and preliminary plat, he would provide the easements for the sewer line and the trail.

Mr. Smith then provided an overview of the proposed plan and outlined the regulations and policies that have changed since 2006 and how those changes relate to the proposed plan.

Under item #5, Mr. Smith indicated that the benefit to the city of approving the plan would be that the sewer easement would be given to the city free of charge if the plan is approved. (13:55)

Mr. Smith continued with the discussion on the proposed plan.

Commissioner Harrison made the motion to deny Preliminary Development Plan as requested by Miles Excavating, LLC. Commissioner Gallion seconded. Chair Matthews asked for a vote. Motion passed to deny 7-0.

**E2. Public Hearing – Tomahawk Valley Preliminary Plat as requested by Miles Excavating, LLC**

Chair Matthews opened the public hearing at 8:03 p.m. Chair Matthews asked if there was anyone wishing to speak in favor or opposition. Hearing none public hearing was closed at 8:04 p.m. Commissioner Bush made the motion to deny Tomahawk Valley Preliminary plat as requested by Miles Excavating, LLC. Commissioner McArdle seconded. Chair Matthews asked for a vote. Motion passed to deny 7-0.

**E3. Final Plat for Tomahawk Valley, Phase I, as requested by Miles Excavating, LLC.**

Commissioner Jones made the motion to deny final plat for Tomahawk valley, Phase I, as requested by Miles Excavating, LLC. Commissioner Harrison seconded. Chair Matthews asked for a vote. Motion passed to deny 7-0.

**E4. Public Hearing – Proposed floodplain management regulations.**

Chair Matthews opened the public hearing at 8:08 p.m. Chair Matthews asked if there was anyone wishing to speak in favor or opposition. Hearing none public hearing was closed at 8:09 p.m.

Commissioner Bush made the motion to approve proposed floodplain regulations. Commissioner Gallion seconded. Chair Matthews asked for a vote. Motion passed 7-0.

**E5. Election of Officers- Chair, Vice Chair and Secretary.**

Commissioner Bush made the motion to nominate John Matthews to remain as Chair. Commissioner Harrison seconded. Chair Matthews called for a vote. Motion passed 7-0.

Chair Matthews made the motion to nominate Commissioner Bush to remain as Vice Chair. Commissioner Harrison seconded. Chair Matthews called for a vote. Motion passed 7-0.

Commissioner Bush made the motion to keep Dustin Smith as Planning Secretary. Commissioner Harrison seconded. Chair Matthews asked for a vote. Motion passed 7-0.

***F. Open Agenda – None***

***G. Reports from Special Committees – None***

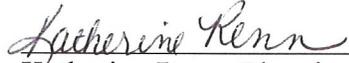
***H. Notices and Communications – None***

***I. Adjournment –***

Commissioner Bush made the motion to adjourn and Commissioner Harrison seconded. There being no further discussion, the meeting was adjourned at 8:25 p.m. from Chair Matthews.

Submitted for approval with without additions or corrections this 1<sup>st</sup> day of December, 2009.

  
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John Matthews, Chairperson

  
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Katherine Renn, Planning Secretary