

MINUTES
BASEHOR PLANNING COMMISSION
January 5, 2010
BASEHOR CITY HALL

NO WORKSESSION

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, Kevin Jones, Russell Jacobson, (arrived at 7:04 p.m.) John Matthews, Ed Bush, Jon Gallion, and Bob Harrison.

Staff Present: Mark Lee, Building Inspector/Code Officer, Mitch Pleak, City Engineer and Kathy Renn, Assistant City Clerk.

C. Approval of Minutes

A motion was made by Commissioner Jones and seconded by Commissioner Bush to approve the December 1, 2009 minutes. Chair Matthews asked for a vote. Motion passed, 6-0. Commissioner Jacobson was not present for vote.

D. Unfinished Business – None

E. New Business –

E1. Public Hearing – Conditional Use Permit, Consolidated Rural Water District No. 1, expanding current water storage tank from 100,000 gallons to 1,000,000 gallon storage capacity.

Chairman Matthews introduced the item and opened public hearing at 7:06 p.m.

Chairman Matthews asked if the applicant wish to speak.

Mike Fulkerson- CRWD No. 1 Operations Manager, Basehor, KS- Mr. Fulkerson reviewed an overall update on the Water Board's plans with the Planning Commissioners since the last planning commission meeting.

Mr. Fulkerson explained that they have heard from four out of the five entities about the construction of the tower not interfering and not being an issue. However they have not heard from T-Mobile.

Mr. Fulkerson stated that the Water Board has not decided on which design they have chosen due to the bidding process. They would like to wait to say which tower they will decide on so that they may receive a more competitive bid on the tower's construction.

Jim Challis- Ponzer & Younquist , Olathe, KS(Engineer Firm working with CRWD) – Explained to the Commissioners that the bidding process generally takes about three to four weeks. Mr. Challis asked Commissioners for favorable recommendation for City Council and so that it will not restrict the bidding process if the Commissioners recommended a certain style.

Mr. Lee goes over stipulations that could or could not be suggested. Commissioner Bush feels that the item should be tabled until the next Planning Commission meeting so that City staff and CRWD No. 1 could work together and agree on the conditions to be recommended and have the actual conditions brought back to the Commissioners at the next meeting.

Chairman Matthews asked if anyone wish to speak in favor of the item.

Mark S. Grube – 1410 N. 155th Street – Read a letter in favor of the expansion of the water Storage facility from the congregants of First Baptist Church of Basehor. The congregants stated that overall were in favor of a steel fluted column tank or a composite tank and eliminate the option of a legged storage tank. The congregants believed that the benefits of a more modern esthetically and architecturally pleasing facility as the neighbor of the Church would outweigh any potential increase in cost.

Chair Matthews asked if there was anyone to speak against the item. Hearing none Chair Matthews closed the public hearing at 7:45 p.m.

Planning Commissioners and Staff discussed conditions for the Conditional use permit to be included.

Mr. Lee suggested five conditions that should be required for the conditional use permit. These conditions include:

1. The tower is to be centered on the lot.
2. The length of time not to exceed fifteen years.
3. The City of Basehor would have any final say on color scheme or wording to be placed on the tower.
4. No additional uses on or of the tower unless expressly approved by the City.
5. The water facility shall be constructed as either a composite or steel fluted tower as submitted by Consolidated Rural Water District #1.

Commissioner's then had discussion about the conditions for the length of time to be included on the conditional use permit with the years in which it should be brought up for review.

Commissioner Harrison made the motion that the conditional use permit be granted with the following conditions:

1. The conditional use permit shall be valid for a period of thirty (30) years with the review periods every ten (10) years, from the date of submission of the permit.
2. The water storage facility shall be built per the site plans submitted.
3. There shall be no additional uses on or of the tower unless expressly authorized by the City.
4. The City shall have the final authorization of the color scheme and/or wording placed upon the water storage facility.
5. The water storage facility shall be constructed as either a composite or steel fluted tower as submitted by Consolidated Rural Water District #1.

Commissioner Bush seconded the motion. Chair Matthews asked for a vote. Motion carried 5-2 with Commissioners Jones and Commissioner Gallion voting no.

F. Open Agenda – None

G. Reports from Special Committees – None

H. Notices and Communications – Introduction of newly hired City Engineer/Planning Director – Mitch Pleak.

Mr. Pleak introduced himself and expressed how much he looked forward to working with fellow Planning Commissioners and with the City of Basehor.

I. Adjournment –

Commissioner McArdle made the motion to adjourn and Commissioner Jacobson seconded. There being no further discussion, the meeting was adjourned at 8:05 p.m. from Chair Matthews.

Submitted for approval with/**without** additions or corrections this 2nd day of February, 2010.


John Matthews, Chairperson


Katherine Renn, Planning Secretary