

MINUTES
BASEHOR PLANNING COMMISSION
January 8, 2008
BASEHOR CITY HALL

WORKSHOP
6:30 P.M.

Official Presiding: Dustin Smith, Director of Planning

Members Present: Commissioners John Flower, John Matthews, Ed Bush, Bob Harrison, Jason Logsdon and Roger Mc Dowell.

Staff Present: Carl Slaugh, City Administrator, Dustin Smith, Director of Planning, Sadie Robb, Assistant Planner and Kathy Renn, Assistant City Clerk.

Mr. Smith reviewed with the Planning Commission the Street Plan for the naming of the streets for the future comprehensive plan. The Planning Commission discussed the option of having another workshop held on Tuesday, January 22, 2008 to further discuss so that they may bring it to City Council at a later date.

Note: There are no detailed minutes for workshops since they, are not required by law.

PLANNING COMMISSION MEETING
7:00 P.M.

Call To Order

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

Pledge of Allegiance

Roll Call

Members Present: Commissioners Roger Mc Dowell, Jason Logsdon, John Flower, Ed Bush, John Matthews and Bob Harrison. David Povilonis absent.

Staff Present: Dustin Smith for Planning and Zoning, Carl Slaugh, City Administrator, Sadie Robb, Assistant Planner and Kathy Renn, Assistant City Clerk.

Approval of Minutes

A motion was made by Commissioner Matthews and seconded by Commissioner Logsdon to approve December 4, 2007 minutes. Chair Flower asked for vote. Motion passed, 6-0.

Unfinished Business – None

New Business –

Item E-1 Public Hearing – Consideration of preliminary plat for the property at 15440 Leavenworth Road, as requested by the Roman Catholic Archdiocese.

Mr. Smith summarized the staff report. Chair Flower opened the public hearing at 7:10 p.m.

Father Al Rockers, 15410 Leavenworth Rd.- spoke in favor. Chair Flower asked if there were any others in favor of the item, hearing none Chair Flower asked for those in opposition of the item.

George Smith, 14923 Parallel Rd.- spoke against. Chair Flower closed the public hearing at 7:14p.m.

Commissioner Harrison made the motion and Commissioner Matthews seconded on approving Holy Angels Preliminary Plat with these final conditions:

1. Adjust the final alignment of 153rd Street to conform to Option 1, as presented by Staff.
2. Meet with staff and adjacent developers to pursue regional storm-water detention options.
3. Provide a sidewalk along Leavenworth Road for the length of the property or provide a payment-in-lieu-of-construction equal to an amount to be determined by the City for the future construction of a sidewalk.
4. Include the dimensions of the bell tower and provide elevations of the tower.
5. Any outstanding information requested in the development review letter shall be provided to the satisfaction of the Planning Department prior to the application being forwarded to the City Council for recommendation.
6. Future roadway improvements to 153 Street shall be delineated, showing four (4) foot sidewalks on both sides.

Chair Flower called for a vote. Motion passed. 6-0.

Item E-2 Consideration of Final Plat for additions to the property located at 15440 Leavenworth Road, as requested by the Roman Catholic Archdiocese.

Commissioner Bush made the motion to approve with these staff recommendations and Commissioner Matthews seconded.

Holy Angels Final Plat – Final Conditions:

1. Adjust the final alignment of 153rd Street to conform to Option 1, as presented by Staff.
2. The final plat shall be recorded with the Register of Deeds prior to issuance of a building permit.
3. Future roadway improvements for 153rd Street shall be delineated, showing four (4) foot sidewalks on both sides.

Chair Flower called for a vote. Motion passed. 6-0.

Item E-3 Consideration of site plan for additions to the property located at 15440 Leavenworth Road, as requested by the Roman Catholic Archdiocese.

Commissioner Matthews made the motion to approve and Commissioner Harrison seconded with conditions 1-7 for Holy Angels Site Plan – Final Conditions:

1. Adjust the final alignment of 153 Street to conform to Option 1, as presented by Staff.
2. Meet with staff and adjacent developers to pursue regional storm-water detention options.
3. Provide additional screening, evergreen in nature, behind the proposed building to approximately 100 to 120 feet east and west of the building.
4. Provide a sidewalk along Leavenworth Road for the length of the property or provide a payment-in-lieu-of-construction equal to an amount to be determined by the City for the future construction of a sidewalk.
5. Provide the dimensions and location of the bell tower.
6. Any outstanding information requested in the development review letter shall be provided to the satisfaction of the Planning Department prior to the application being forwarded to the City Council for recommendation.
7. Future roadway improvements for 153 Street shall be delineated, showing four (4) foot sidewalks on both sides.

E-4 Public Hearing – Consideration of Preliminary Plat for Barrington Manor Residential subdivision to be located on a tract of land in the Southwest Quarter of Section 26, Township 10 South, Range 22 East of the 6th Principal Meridian, City of Basehor Leavenworth County, Kansas.

Mr. Smith reviewed the staff report. Chair Flower opened the public hearing at 9:20 p.m. Chair Flower asked for anyone to speak in favor of the item.

Father Al Rockers, 15410 Leavenworth Rd.- spoke in favor of the item. Chair Flower asked if there was anyone else in favor of the item. Hearing none Chair Flower asked if there was anyone in opposition of the item.

Lynn Sebree, 3443 N. 154th St.- stated that the road should be put in before any permits are issued.

Janice Weathers, 15401 Poplar St. – stated that her concerns were about heavy traffic and to do away with the cul-de-sacs.

Sharon Kuebelbeck, 15459 Wellington Place Dr.- stated concerns for the lighting on the streets and insurance costs for detention ponds.

Doug Smith, 3425 N. 154th St.- stated that there should be some kind of study required on the property values of the homes already existing.

Arthur Wells, 15416 Wellington Place Dr.- stated that the key reason he bought property in Basehor was the privacy of the lots. He was also concerned the existing homes would be affected by a lowering of the housing class in part of the new subdivision.

George Smith, 14923 Parallel Rd.- stated he had concerns about the storm sewers.

Chair Flower asked fellow Commissioners to take a vote to continue meeting at 10:00 p.m. Commissioner Logsdon made the motion to continue the meeting until 11:00 p.m. and if needed to take another vote at that time. Commissioner Mc Dowell seconded. Motion passed 4-2. Commissioners Bush and Matthews voted no.

Wilma Schuler, 3503 N. 155th St.- stated that it would be good for another street to go through. Chair Flower asked if there was anyone else in opposition. Hearing none Chair Flower closed the public hearing at 10:07 p.m.

Commissioner Logsdon made the motion to accept with staff recommendations and added modifications of 1-13. Commissioner Mc Dowell seconded. Chair Flower asked for a vote. Motion passed 5-1. Commissioner Harrison voted no.

Barrington Manor Preliminary Plat – Final Conditions

1. Provision of sidewalks on both sides of all streets within the subdivision and along that portion of the future street connecting to Leavenworth Road.
2. Provision of additional right-of-way stub-outs to provide the opportunity for street extensions to adjacent property for Elm Circle and 153 Street. The developer will be responsible for construction of the streets up to the perimeter property boundaries.
3. Provision of temporary turnarounds at the end of the streets that will be extended to adjacent properties.

4. The following language shall be placed on the final plat to address the issue of maintenance of the storm-water detention facilities: *“Storm-water management facilities which exist within the subdivision shall be maintained by the homeowner’s association. If, and only if, these facilities are not maintained to the satisfaction of the City of Basehor, Kansas, the City shall have the right, but not the obligation, to enter upon said tract of land and take whatever action necessary and assess all costs associated with said action to the properties within the subdivision.”*
5. In lieu of a preliminary traffic study, a southbound 200-foot left-turn lane shall be placed on 153 Street at Leavenworth Road.
6. Preliminary storm-water calculations shall be submitted to the Planning Department prior to the preliminary plat being forwarded to the City Council for consideration.
7. Any outstanding information requested in the development review letter shall be provided to the satisfaction of the Planning Department prior to the application being forwarded to the City Council for consideration.
8. Meet with staff and adjacent developers to pursue regional storm-water detention options.
9. Provide evergreen screening on the west side of 153 Street along the entire length of the Wellington Place property.
10. Designate development phases.
11. Place notes 1- 13 as indicated on the preliminary plat on the final plat.
12. Meet with staff to determine appropriate street names.
13. Disallow parking on 153rd Street.

Commissioner Harrison made the motion that the Planning Commission request to the City Council to approve a request to the City Engineer to provide a price to study the feasibility of developing a regional detention on the Barrington, Wellington and potentially the Roman Catholic Archdiocese. That the goal is to determine if a satellite city walking park could be established around the detention pond. Also if the cost of the study were within reason undertake the study to determine the size and location required for such a pond. Commissioner Bush seconds the motion.

Chair Flower called for a vote. Motion passed 6-0.

Open Agenda- None

Reports from Special Committees –

Commissioner Matthews stated he attended Leavenworth County planning commission meeting.

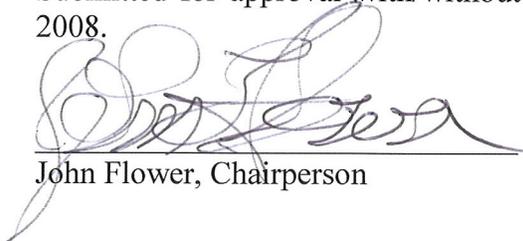
Notices and Communications –

Mr. Smith let the Planning Commission know that there will be a BZA meeting on January 17, 2008.

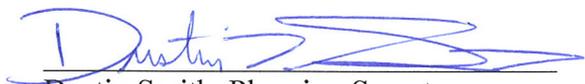
Adjournment -

There being no further business to discuss, the meeting was adjourned at 11:00 p.m. from Chair Flower.

Submitted for approval with/without additions or corrections this 5th day of February, 2008.



John Flower, Chairperson



Dustin Smith, Planning Secretary