

**MINUTES
BASEHOR PLANNING COMMISSION
December 1, 2009
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, John Matthews, Ed Bush, Jon Gallion, (*arrived at 7:04 p.m.*), and Bob Harrison.

Staff Present: Mark Lee, Building Inspector/Code Officer, Mark Loughry, City Administrator and Kathy Renn, Assistant City Clerk.

Press: Kaitlyn Syring, Basehor Sentinel.

C. Approval of Minutes

A motion was made by Commissioner Jones and seconded by Commissioner Bush to approve the July 7, 2009 minutes. Chair Matthews asked for a vote. Motion passed, 6-0. Commissioner Gallion was not present for vote.

D. Unfinished Business – None

E. New Business –

E1. Consolidated Rural Water District No. 1 – Discuss Conditional Use Permit for Water Tower.

Chairman Matthews introduced the item and asked for staff presentation.

Mr. Lee provided a staff report that included the application form, legal description of property and copies of the site plan and tank elevations provided from James Challis, from Ponzer & Youngquist Engineers.

Chairman Matthews asked if the applicant wish to speak.

Mike Fulkerson- CRWD No. 1 Operations Manager, Basehor, KS- Mr. Fulkerson explained that that the District has an existing 100,000 gallon elevated tank on this site and has an existing special use permit for the site that it obtained at the time of the construction of the tank. The District needs to replace the existing tank with a new 1,000,000 gallon tank with a higher overflow elevation to meet the current and future

demands of the City of Basehor and to provide better pressures and fire flows for City residential and commercial customers. The new tank will enhance the site and will provide better water service for current and future City water customers.

The existing tank will be removed from the site and will be replaced by the new tank. The District will be bidding 3 styles of tanks concrete column composite, steel fluted column, and steel legged. The district is seeking to use its existing Special Use Permit or obtain a new Conditional Use Permit for this project as directed by the City of Basehor. Due to the Nature of the structure and use the District is requesting a permanent Conditional Use Permit with no expiration date.

Mr. Fulkerson also asked Commissioners for some direction on which tower preference the Commissioners had so he could go back to report the information to the Water Board members.

Chairman Matthews asked if anyone else wish to speak.

Jim Challis- Ponzer & Younquist ,Olathe, KS(Engineer Firm working with CRWD) – Explained to the Commissioners that the new tower will be forty feet higher than the existing tower. That all standards will be met for natural seismic requirements, built to withstand the forces of nature. Mr. Challis also explained the reason for bidding three different styles of towers was for better comparative bids.

Dave Breuer – 14114 Nelson Ct.-Falcon Lakes – Mr. Breuer stated that perhaps Ponzer and Youngquist write a letter to the five communication entities about the new tower and to get some written verification that there should not be any interference with the new tower.

Mr. Fulkerson asked the Planning Commissioners about their opinions on the three designs of water towers.

Overall the Planning Commissioners preferred the concrete column composite first, steel fluted column second and lastly the steel legged.

F. Open Agenda – Commissioner Bush asked Mr. Loughry to give the Commissioners an update on the City Engineer position.

Mr. Loughry stated that the interviews have been conducted and that the City hopes to make an offer the first part of the week of December 7, 2009. Mr. Loughry also indicated that as long as all background checks come though that the City hopes to have the Engineer position filled before the next Planning Commission meeting on January 5, 2010. As the City continues to grow in future need be the City will then hire a City Planner when needed.

G. Reports from Special Committees – None

H. Notices and Communications – None

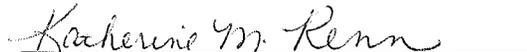
I. Adjournment –

Commissioner Bush made the motion to adjourn and Commissioner Harrison seconded. There being no further discussion, the meeting was adjourned at 8:00 p.m. from Chair Matthews.

Submitted for approval with/**without** additions or corrections this 5th day of January, 2010.



John Matthews, Chairperson



Katherine Renn, Planning Secretary