

MINUTES
BASEHOR PLANNING COMMISSION
February 5, 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 David Povilonis.

Staff Present: Dustin Smith, Director of Planning, and Kathy Renn, Assistant City Clerk.

Mr. Smith discussed the change that the Planning Commission to be specific on stating certain conditions in approval recommendations before they are set to go before City Council. Mr. Smith also reviewed with fellow Commissioners the state statute requirements.

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, David Povilonis, Jason Logsdon, John Flower, Ed Bush, John Matthews and Bob Harrison.

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

Approval of Minutes

A motion was made by Commissioner Harrison and seconded by Commissioner Matthews to approve January 8, 2008 minutes. Chair Flower asked for vote. Motion passed, 6-0. Commissioner Povilonis abstained.

Unfinished Business – None

New Business –

Item E-1 Final Plat for Fox Ridge, Phase II of Prairie Gardens

Mr. Smith reviewed the staff report. Mr. Smith stated the staff recommended approval with seven conditions in staff report.

After discussion the Planning Commission decided that approval is recommended after modifying the conditions as follows:

1. The sidewalk on 162nd Terrace shall be extended from the end of the cul-de-sac to connect with the trail in Tract B on the south side of Parallel Road.
2. Extension of the trail on the south side of Parallel Road up to the temporary construction entrance from its existing termination point prior to the building permits being issued for Phase II and extend to the west end of tract B prior to the city accepting the public improvements for Phase II.
3. Verify that the existing storm-water detention facility in tract A will accommodate the increase in runoff in conjunction with existing city standards.
4. The following language shall be placed on the face of the final plat:
“Storm-water management facilities which exist within Fox Ridge, Phase II 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 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 Fox Ridge, Phase II.
5. Remove the Cedar Street designation on the cul-de-sac. All lots on the cul-de-sac will be addressed off of 162nd Terrace.
(note: Planning Commission omitted conditions five and six of staff recommendations in staff report.)

Commissioner Matthews made the motion to approve above conditions as modified. Commissioner Povilonis seconded. Chair Flower called for a vote. Motion passed 6-1. Commissioner Harrison voted no.

Item E-2 Consideration for Final Plat for Pebblebrook, Phase I, submitted by Pebblebrook, LLC.

Mr. Smith reviewed the staff report. After some discussion the Planning Commissioners decided it would be of best interest of the commission to get a full report on this item. Commissioner Bush motioned to table this item until a report by the City Engineer could be presented and a final decision could be made. Commissioner Logsdon seconded. Chair Flower called for a vote. Motion passed 7-0.

Item E-3 Site Plan for Soccer Field and light appurtenances on Basehor Linwood High School property, as requested by the Unified School District #458.

Mr. Smith reviewed the staff report. Chair Flower asked if the applicant wish to speak.

Mark Franzen and Gordon Kimball of HTK Architects – 9300 W. 110th St. Overland Park, Kansas. Mr. Franzen and Mr. Kimball presented the site plan.
David Howard, BLHS Superintendent - Also spoke on behalf of the high school.

Commissioner Matthews made the motion to approve the site plan for the soccer field with the two recommendations from staff as requirements. Commissioner Harrison seconded. Chair Flower called for vote. 3-4. Motion failed with Commissioners Flower, Mc Dowell, Logsdon and Povilonis' voted no.

Commissioner Logsdon made the motion to approve the site plan of the soccer field appended with a note to the applicant that the conditions of the staff recommendations one and two appended as information notes to the applicant. Commissioner Mc Dowell seconded. Chair Flower called for a vote. Motion passed. 4-3. Commissioners Harrison, Matthews and Bush voted no.

Chair Flower called for five minute recess. Resumed at 8:37 p.m.

Item E-4 Proposed Amendments to the Streets/Transportation Element of the Comprehensive Plan February 5, 2008.

Mr. Smith reviewed staff report. Chair Flower opened the public hearing at 8:40 p.m.

Dave Lutgen – 15554 Elm St., Basehor- Mr. Lutgen stated that he believed that putting the streets at every 500 feet would not be wise.

Chair Flower closed the public hearing at 8:49 p.m. Chair Flower and the Planning Commission and staff had discussion about the street plan.

Commissioner Mathews made the motion to approve with the modification of the written word of action steps one and two of the staff report should read as follows:

*1. Establish an Urban Transportation Zone that is bound by Donahoo Road on the north; Evans Road on the south; 147th Street on the east; and 163rd Street on the west. It **should encourage** no less than eight (8) street intersections per mile on section line or arterial streets.*

*2. Establish a Suburban Transportation Zone that will apply to all other areas within the City of Basehor urban growth management area that are outside of the urban transportation zone. It **should encourage** no less than four (4) street intersections per mile on section line or arterial streets.*

Commissioner Harrison seconded. Chair Flower called for a vote. Motion passed 6-1. Commissioner Povilonis voted no.

Item E-5 Annexation Plan

Mr. Smith reviewed the staff report and recommended approval of the Annexation Plan. Chair Flower asked for any discussion, hearing none.

Commissioner Logsdon made the motion to accept as recommended by staff. Commissioner Matthews seconded. Chair Flower called for a vote. Motion passed 7-0.

Open Agenda- None

Reports from Special Committees –

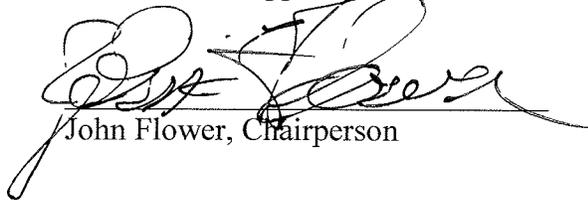
Commissioner Bush made the suggestion that a report and update should be given at each meeting to keep the rest of the Planning Commissioners who are not on other special committees informed with what is going on.

Notices and Communications –None

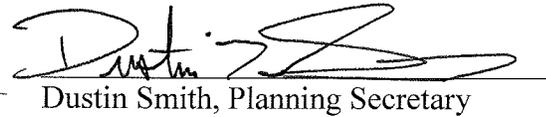
Adjournment -

Commissioner Harrison made the motion to adjourn. Commissioner Povilonis seconded. Motion passed. 7-0. There being no further business to discuss, the meeting was adjourned at 9:16 p.m. from Chair Flower.

Submitted for approval with/without additions or corrections this 4th day of March, 2008.



John Flower, Chairperson



Dustin Smith, Planning Secretary