

MINUTES
BASEHOR PLANNING COMMISSION
March 4, 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, David Povilonis and Roger Mc Dowell.

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

Mr. Smith gave an update on the Zoning Ordinance to the Planning Commissioners. Mr. Smith reviewed planned residential 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 Matthews and seconded by Commissioner Povilonis to approve February 5, 2008 minutes. Chair Flower asked for vote. Motion passed, 7-0.

Unfinished Business –

Consideration for Final Plat for Pebblebrooke, Phase I, submitted by Pebblebrooke, LLC.

Commissioner Matthews made the motion to approve with staff recommendations. Commissioner Bush seconded. Chair Flower asked for a vote. Motion passed, 6-1. Commissioner Logsdon voted no.

New Business –

E1- Annexation of property located at 15251 State Avenue

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

Ed McIntosh- Mr. McIntosh requested to the Planning Commission to be annexed in.

Commissioner Bush made the motion to approve the annexation. Commissioner Matthews seconded. Chair Flower called for a vote. Motion passed, 7-0.

E2- Public Hearing -Future Land Use Amendment from Commercial to Medium-Density Residential for the property located at 15251 State Avenue, as requested by Benchmark Management, LLC.

Mr. Smith reviewed the staff report. Mr. Smith stated that staff recommended approval. Chair Flower opened public hearing.

Ed McIntosh- stated he had no problems with the rezoning.

Richard Ryerly- 15121 Briarwood- Mr. Ryerly stated he had a few questions for the planning commissioners; and wanting to know how the wastewater would be handled.

Terry Hill- 14101 Wingfoot Ct.- stated that the Planning Commission should be careful on any rezoning changes. Because there could already be plans for a property even though it has not been annexed.

Chair Flower asked if there were any others to speak in favor. Hearing none Chair Flower asked for those not in favor.

Tom McClain- 18681 152nd - Mr. McClain stated that he had concerns of future use for the property.

Hearing no others wishing to speak, Chair Flower closed the public hearing at 7:56 p.m.

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

E3 – Public Hearing -Change of Zoning from R-O, Suburban Residential to R-3, Multi-Family Residential for the property located at 15251 State Avenue.

Mr. Smith reviewed staff report. Mr. Smith stated that staff recommended approval. Chair Flower asked if the applicant wish to speak.

Ed McIntosh- Stated that the future customer would work on any requirements to try and leave as much tree line as much as possible.

Chair Flower opened the public hearing. Hearing none in favor or against, Chair Flower closed the public hearing at 8:11p.m. No further discussion.

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

Open Agenda-

Chair Flower asked the Commission to recommend to the City Council that the commercial area between the Benchmark property and Pinehurst Subdivision be annexed pursuant to the Annexation Plan that was adopted on March 4, 2008. This may be an involuntary annexation of the properties involved.

Commissioner Bush made the motion that the City pursue annexation of the four commercial properties west of the Benchmark property that was recommended for annexation, land use amendment and rezoning on this agenda. Seconded by Commissioner Matthews. Chair Flower called for a vote, Motion passed, 7-0.

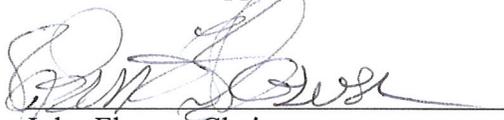
Reports from Special Committees –None

Notices and Communications –Group photo to be taken.

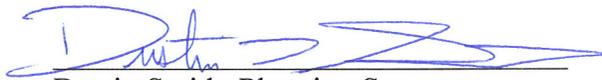
Adjournment -

There being no further business to discuss, the meeting was adjourned at 8:30 p.m. from Chair Flower.

Submitted for approval with/without additions or corrections this 1st day of April, 2008.



John Flower, Chairperson



Dustin Smith, Planning Secretary