

**MINUTES**  
**BASEHOR PLANNING COMMISSION**  
**April 3, 2012**  
**BASEHOR CITY HALL**

**PLANNING COMMISSION MEETING**  
**7:00 P.M.**

***A. Call to Order***

Ed Bush, Chair, called the meeting to order at 7:00 p.m.

***Pledge of Allegiance***

***B. Roll Call***

Members Present: Commissioners Brian Healy, John Matthews, Ed Bush, Jon Gallion,  
Absent: Russell Jacobson, Kevin Iestas. *Vernon Fields no longer on Planning Commission as he was appointed to the City Council on March 19, 2012 and also Brian Healy was appointed to the City Council on April 16, 2012. Russell Jacobson also had to resign duties as Commissioner due to other job duties. Three vacancies now on the Planning Commission.*

Staff Present: Mitch Pleak, City Engineer, Lloyd Martley, Chief of Police/Interim City Administrator and Katherine Renn, Assistant City Clerk.

***C. Approval of Minutes***

A motion was made by Commissioner Matthews and seconded by Commissioner Gallion to approve the March 6, 2012 minutes. Chair Bush asked for a vote. Motion passed 4-0.

***D. Unfinished Business – None***

***E. New Business –***

**1. Public Hearing: Consideration of Rezoning from “R-3”, Multi-Family Residential District to “PR”. Planned Residential District as submitted by MB Realty, LLC.**

Commissioner Healy motioned to open public hearing. Commissioner Matthews seconded and public hearing opened at 7:03 p.m. Chair Bush asked for vote. Motion passed 4-0.

Mr. Pleak reviewed staff report for commissioners. Gary Hassenflu the applicant spoke on behalf of the zoning request and gave a brief summary of reasons why they believe Basehor would be a great location for their project.

Chair Bush asked if anyone else wished to speak in favor of item and hearing none; Chair Bush asked if there was anyone against item:

*Butch Adams – 105927 Briarwood Dr. – Expressed his concerns for a risk of crime increasing.*

*Jim Washington – 1901 160<sup>th</sup> St.* – Expressed concerns that this particular project would need a through street and also had traffic congestion concerns.

*Bob Workman – 18210 W. 153<sup>rd</sup> St.* – Expressed concerns on his property taxes decreasing because this area becoming overpopulated.

*Ralph Anderton - 17126 158<sup>th</sup> St.* – Expressed his concerns on the applicant not giving the exact market value dollar amount that the apartments would require.

*Larry Mosley – 15508 Pine Ridge* – Expressed that this project was not a necessity for the Basehor area due to many neighboring cities had plenty of new apartments just built to fill the needs of the residents looking for relocation for job purposes and that those neighboring cities would lose opportunities if this project moved forward in the Basehor location.

*Walter Heimbaugh – 15101 Sweet Briar Dr.* – Expressed concerns that he would like to see the City of Basehor and surrounding cities get stabilized first and that he also had traffic concerns.

*Pam Fox – 18681 153<sup>rd</sup> St.* – Expressed concerns due to possible population increase and if a lot of children move to this area and if there would be enough room in the Basehor schools. Also if the Police & Fire Departments would have enough staff to handle the increase. She also expressed traffic concerns.

*Dotty Grier – 18180 153<sup>rd</sup> St.* – Expressed concerns of not having a grocery store for a possible population increase.

Commissioner Healy motioned to close public hearing at 7:48 p.m. Commissioner Matthews seconded. Chair asked for vote. Motion passed 4-0.

Chair Bush expressed that this item would also go to the City Council. Planning Commissioners expressed traffic concerns in open discussion also.

Commissioner Matthews motioned to deny Consideration of Rezoning from “R-3”, Multi-Family Residential District to “PR”. Planned Residential District as submitted by MB Realty, LLC. Commissioner Gallion seconded. Chair Bush asked for vote. Motion passed 4-0.

Commissioner Gallion motioned to take a five minute recess at 8:00 p.m. and Commissioner Matthews seconded. Chair called for a vote and to resume at 8:05 p.m. Motion passed 4-0.

## **2. Public Hearing: Consider a Preliminary Plat for Pinehurst North Fourth Plat, submitted by Community National Bank.**

Commissioner Healy motioned to open public hearing. Commissioner Gallion seconded and public hearing opened at 8:06 p.m. Chair Bush asked for vote. Motion passed 4-0.

Mr. Pleak reviewed staff report. Planning Commissioners and Mark Breuer had much discussion on the lot in question. Chair Bush asked if there was anyone to speak in favor hearing none. Chair Bush asked if there was anyone to speak against.

*Ralph Anderton – 17126 158<sup>th</sup> St.* – Expressed concerns on the lot and it not having the parking lot requirements needed for a future retailer to even purchase.

Commissioner Healy motioned to close public hearing at 8:27 p.m. Commissioner Gallion seconded. Chair asked for vote. Motion passed 4-0.

Commissioner Healy motioned to approve Preliminary Plat for Pinehurst North Fourth Plat, submitted by Community National Bank. Commissioner Gallion seconded. Chair asked for vote. Motion passed 4-0.

**3. Consider the Final Plat for Pinehurst North Fourth Plat, submitted by Community National Bank.**

Mr. Pleak reviewed staff report and recommended approval with the four following conditions:

1. City Council approves the preliminary plat.
2. Title insurance certification shall be submitted by the applicant and verified by the City Clerk.
3. Certification by the County Treasurer showing that all due or unpaid taxes have been paid in full.
4. That the access easement shows on the final plat.

Commissioner Gallion motioned to approve with the four staff recommendations. Commissioner Matthews seconded. Chair asked for vote. Motion passed 4-0.

**4. Public Hearing: Consideration of Rezoning from “R-O”, Suburban Residential District to “R-1”, Single Family Residential District as submitted by Hubbel Family Trust located at 2932 N 156<sup>th</sup> Street.**

Commissioner Healy motioned to open public hearing. Commissioner Gallion seconded and public hearing opened at 8:32 p.m. Chair Bush asked for vote. Motion passed 4-0.

*Dan Hubbel – 2932 N 155<sup>th</sup> St.* – Spoke on behalf of the Hubbel Family Trust to request permission to divide the lot in the event of future homebuyers to build on the lot if so choosing.

Chair asked if there was anyone to speak for or against the item. Hearing none; Commissioner Matthews motioned to close public hearing at 8:36 p.m. and Commissioner Gallion seconded. Chair asked for vote motion passed 4-0.

Commissioner Matthews motioned to approve Rezoning from “R-O”, Suburban Residential District to “R-1”, Single Family Residential District as submitted by Hubbel Family Trust. Commissioner Healy seconded. Chair asked for vote. Motion passed 4-0.

**5. Consider a Lot Split as submitted by Hubbel Family Trust located at 2932 N 156<sup>th</sup> Street.**

Mr. Pleak reviewed staff report. Mr. Pleak recommends approval of the lot split with the following four conditions:

1. The City Council approves the rezoning of the property to "R-1" Single Family Residential District
2. The applicant shall have the lot split recorded at the register of deeds office, with a recorded copy provided to the City.
3. Tract 2 shall have a side yard setback of 10'. The north lot line of Tract 1 shall have a side yard setback of 10'.
4. Front chain link fence shall be removed within six months after the lot split has been recorded with the register of deeds office.

Commissioner Matthews motioned to approve Lot Split as submitted by Hubbel Family Trust located at 2932 N 156<sup>th</sup> Street with the four recommendations. Commissioner Gallion seconded. Chair asked for vote. Motion passed 4-0.

***F. Open Agenda – None***

***G. Reports from Special Committees*** – Commissioner Matthews gave an update from the Leavenworth County Planning Commission meeting.

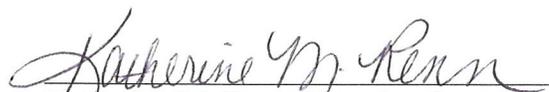
***H. City Engineer's Report*** – Mr. Pleak gave a report on the Orscheln's Farm & Home Store is now open. Also to schedule a workshop for Tuesday, April 9, 2012 at 6:30 p.m. regarding the different zonings.

***I. Adjournment -***

Commissioner Healy made the motion to adjourn and Commissioner Gallion seconded. Chair Bush called for vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 8:45 p.m. from Chair Bush.

Submitted for approval with/**without** additions or corrections this 5<sup>th</sup> day of June, 2012.

  
\_\_\_\_\_  
Ed Bush, Chairperson

  
\_\_\_\_\_  
Katherine M. Renn, Planning Secretary