

**MINUTES
BASEHOR PLANNING COMMISSION
May 5, 2009
BASEHOR CITY HALL**

NO WORKSESSION

No workshop due to public meeting on the K-7/I-70 Interchange in Bonner Springs, in the event any planning commission member wanted to attend.

**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 Kevin Jones, Jason Logsdon, John Matthews, Ed Bush, Jon Gallion, and Bob Harrison. – Joe McArdle absent.

Staff Present: Dustin Smith, Planning Director; Carl Slauch, City Administrator and Kathy Renn, Assistant City Clerk.

Press Present: Kaitlyn Syring, Basehor Sentinel

C. Approval of Minutes

A motion was made by Commissioner Bush and seconded by Commissioner Gallion to approve the April 7, 2009 minutes. Chair Matthews asked for a vote. Motion passed, 6-0.

D. Unfinished Business – None

E. New Business –

E1. Public Hearing – Change of Zoning and Preliminary Development Plan for Creek Ridge, Phase IV (Tract D), as requested by Jeff Scherer.

Mr. Smith reviewed the staff report and recommended approval. Chair Matthews stated that it was a public hearing and if anyone wished to speak in favor of or oppose, hearing none Chair Matthews asked if the applicant wish to speak.

Jeff Scherer – 1706 N. 150th St. – Mr. Scherer gave a summary of the details to the project. Mr. Scherer stated that he was not opposed to the trail plan, he was just concerned that he felt he should not give the property to the City.

Mr. Scherer also brought up the possibility in working with the City to also having the park fees waived in order to put that money back into the park equipment to the project.

John E. Albertson – 15712 Parallel Rd. – Mr. Albertson stated he just had concerns about the traffic flow.

Chair Matthews closed the public hearing at 7:52 p.m.

Commissioner Logsdon made the motion to propose to the developer enter into negotiation for the purpose of the trail replacing condition number one with minimum 15 ft. of grant and all staff stipulations subject to final trail alignment & grant fund. Commissioner Jones seconded. Commissioner Logsdon withdrew first motion as did Commissioner Jones to amend first motion.

Motion amended:

Commissioner Logsdon made the motion to approve with all staff approval and change condition number one to: the developer shall negotiate with the city for a minimum 15ft. wide public right of way extending easterly from 158th St. to eastern plat boundary and northerly on the east plat boundary from south property line to Landauer for the purposes of constructing a trail. Subject to final trail alignment and grant funds. Commissioner Jones seconded. Chair Matthews asked for a vote. Motion passed 6-0.

E2. Public Hearing –Preliminary Plat for Creek Ridge, Phase IV (Tract D), as requested by Jeff Scherer.

Mr. Smith reviewed staff report and recommend approval. Mr. Smith noted to Commissioners for clarification on the clubhouse being built in what phase. Chair Matthews asked if there was anyone wishing to speak in favor or opposing. Chair Matthews asked if applicant wish to speak. Hearing none, Chair Mathews closed the public hearing at 8:38 p.m.

Commissioner Logsdon made the motion to approve subject to two prior conditions: 1.) Minimum low openings for buildings A and B should be listed on plat.
2.) The clubhouse shall be constructed prior to final occupancy on the third Building.

Commissioner Harrison seconded. Chair Matthews asked for a vote. Motion passed 6-0.

F. Open Agenda – None

G. Reports from Special Committees – None

H. Notices and Communications – None

I. Adjournment -

Commissioner Logsdon made the motion to adjourn and Commissioner Harrison seconded. There being no further discussion, the meeting was adjourned at 8:45 p.m. from Chair Matthews.

Submitted for approval with/**without** additions or corrections this 2nd day of June, 2009.

John Matthews, Chairperson

Dustin Smith, Planning Secretary