

MINUTES
BASEHOR PLANNING COMMISSION
September 13, 2011
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, Ed Bush, Jon Gallion, Kevin Ista and Vernon Fields. *Absent: Russell Jacobson and John Matthews.*

Staff Present: Mitch Pleak, City Engineer, and Kathy Renn, Assistant City Clerk.

C. Approval of Minutes

A motion was made by Commissioner Gallion and seconded by Commissioner Ista to approve the August 2, 2011 minutes. Chair Bush asked for a vote. Motion passed 5-0.

D. Unfinished Business – None

E. New Business –

1. Public Hearing: Consider a change in Zoning for Pinehurst Properties, LLC located on Pinehurst Drive.

Commissioner Healy motioned to open the public hearing at 7:03 pm and Commissioner Fields seconded. Chair Bush asked for vote. Motion passed to open public hearing 5-0.

Chair Bush asked if anyone from the public wish to speak. No public comment. Chair Bush asked if the applicant wish to speak.

Angela Booth- Representative with Country Place Senior Living – 1333 Corporate Dr. # 206, Irving, TX

Mrs. Booth gave a small presentation on behalf of Country Place Senior Living and reasons why it would be an asset to the Basehor community.

Commissioner Gallion made motion to close public hearing at 7:16pm. Commissioner Healy seconded. Chair Bush called for vote. Motion passed 5-0 to close public hearing.

Mr. Pleak summarizes staff report and stated staff recommended approval.

Commissioner Healy motioned to approve the change in zoning for Pinehurst Properties, LLC located on Pinehurst Drive. Commissioner Gallion seconded. Chair Bush asked for vote. Motion passed 5-0.

2. Public Hearing: Consider a Preliminary Plat for Pinehurst Properties, LLC located on Pinehurst Drive.

Commissioner Healy motioned to open the public hearing at 7:22 pm and Commissioner Fields seconded. Chair Bush asked for vote. Motion passed to open public hearing 5-0.

Scott Holder – Representative with Country Place Senior Living – 12106 E Mainsgate, Wichita, KS

Mr. Holder also gave a small presentation on behalf of Country Place Senior Living and his reason to Commissioners why it would be a valuable asset to the Basehor community.

Mark Breuer – 20041 Evans Rd. Tonganoxie, KS

Mr. Breuer who works with Schlagel & Associates also spoke on behalf of the Basehor Assisted Living facility.

Commissioner Gallion made motion to close public hearing at 7:51pm. Commissioner Fields seconded. Chair Bush called for vote. Motion passed 5-0 to close public hearing.

Mr. Pleak summarizes the staff report. Mr. Pleak recommended approval with three conditions:

1. The applicant shall meet Westar Energy's request for a front lot easement of 15 feet.
2. 158th St. shall be labeled on the Preliminary Plat. General dimensions shall be provided for 158th Street and Pinehurst Drive.
3. The property owners west of 158th Street and south of the subject preliminary plat shall be shown.

Commissioner Gallion motioned to approve Preliminary plat for Pinehurst Properties, LLC located on Pinehurst Drive with the staff recommendations. Commissioner Istas seconded. Chair Bush called for vote. Motion passed 5-0.

3. Public Hearing: Proposed Text Amendment to the Subdivision Regulations.

Commissioner Healy motioned to open the public hearing at 8:02 pm and Commissioner Gallion seconded. Chair Bush asked for vote. Motion passed to open public hearing 5-0.

Mr. Pleak summarized the amendment of the subdivision regulations. Chair asked if anyone from public wish to comment. Hearing none Commissioner Healy motioned to close the public hearing. Commissioner Gallion seconded to close the public hearing at 8:07 pm. Chair Bush asked for vote. Motion passed 5-0.

Commissioner Istas motioned to accept proposed text amendment to the subdivision regulations. Commissioner Healy seconded. Chair Bush asked for vote. Motion passed 5-0.

F. Open Agenda – None

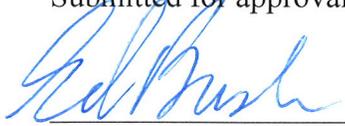
G. Reports from Special Committees – None

H. City Engineer's Report – None

I. Adjournment -

Commissioner Healy made the motion to adjourn and Commissioner Gallion seconded. Chair Bush called for vote. Motion passed 5-0. There being no further discussion, the meeting was adjourned at 8:10 p.m. from Chair Bush.

Submitted for approval with/**without** additions or corrections this 4th day of October, 2011.



Ed Bush, Chairperson



Katherine M. Renn, Planning Secretary