

**MINUTES**  
**BASEHOR PLANNING COMMISSION**  
**June 3, 2014**  
**BASEHOR CITY HALL**

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

***A. Call to Order***

Chair Jon Gallion called the meeting to order at 7:00 p.m.

***Pledge of Allegiance***

***B. Roll Call***

Members Present: Commissioners John Flower, Terry Gall, Fred Farris, Tracey Hannah, and Jon Gallion.

Members Absent: Commissioners Ed Bush and John Matthews

Staff Present: Lloyd Martley, Chief of Police/City Administrator, Mitch Pleak, City Engineer, Gene Myracle, City Superintendent, and Connie Leggett, Utility Billing Clerk/Planning Secretary

***C. Approval of Minutes***

A motion was made by Commissioner Farris and seconded by Commissioner Hannah to approve the May 6, 2014 minutes. Chair Gallion called for a vote. Motion passed 5-0.

***D. Unfinished Business – None***

***E. New Business –***

**1. Public Hearing: Honeycreek Farms North – Request for Approval of a Zoning Change from CP-2 – General Business District PR – Planned Residential District and Preliminary Development Plan – Located within Honeycreek Farms Plat – South of US-24/40 between 170<sup>th</sup> Street and 166<sup>th</sup> Street**

Mitch Pleak – Staff summarization of comments and recommendations to request approval of a zoning change CP-2 General Business District to P-R Planned Residential District with a Preliminary Development Plan.

Brian Sturm from Landplan Engineering of Lawrence, KS spoke on behalf of the property owner, Silver Lake Bank and the bank intentions are for the property.

Commissioners Farris asked why they did not consider continuing the current residential plan along with traffic flow reduction.

Commissioner Flower had questions pertaining to the traffic flow with the apartments and new homes.

Chair Gallion called to open the Public Hearing with Commissioner Farris making the motion and Commissioner Flower seconded. Commissioner Gallion called for vote. Motion passed 5-0 and the public hearing was open at 7:28 p.m.

Catherine Sarensen – 16802 Juniper Drive addressed the commissioners and the public and presented the commissioners with a petition from the residents of Honeycreek Farms.

Robert Baska – 816 168<sup>th</sup> Street addressed the commissioners about the safety issues.

Lori Palmgren – 16803 Juniper Drive addressed the commissioners about population density and home values.

Gene Tate – 16905 Tucker Court addressed the commissioners and gave a handout about the traffic report and traffic concerns pertaining to the intersection going to Honeycreek Farms.

Jim Owen – 16804 Juniper Drive addressed the commissioners and gave a handout concerning the traffic flow.

Clay Kahler – 16706 Sheehan Road addressed the commissioners and gave a handout about “High Density Housing & Increased Crime Rates”.

Elaine Owen – 16804 Juniper Drive addressed the commissioners and gave her thoughts on apartments and the issues that come with apartments and the value of the land.

Pat Grindle – 16662 State Avenue (Leavenworth County resident) addressed the commissioners concerning accidents that have occurred and will occur.

Catherine Sorensen – 16802 Juniper Drive addressed the commissioners once again pertaining to the deceleration lane on 24/40 highway.

Mark Baska – Owns property south of the property in question and lives in Tonganoxie, addressed the commissioners about drainage issues, fire issues on the roads in the development and the matter of 170<sup>th</sup> Street.

Clay Kahler – 16706 Sheehan Road asked for permission to address Chief Lloyd Martley pertaining to any future plans to expand the police and fire departments.

Chair Gallion called to close the Public Hearing with Commissioner Farris making the motion and Commissioner Hannah seconded. Chair Gallion called for vote. Motion passed 5-0 and the public hearing was closed at 8:16 p.m.

Rob Heise, Heise-Meyer, LLC – 10561 S. Glenview Olathe addressed the commissioners and public about the history and how they came to decide on the plans that were presented.

Commissioner Flower made the motion to approve the request for Approval of a Zoning Change from CP-2 – General Business District to PR – Planned Residential District and Preliminary Development Plan with the following stipulations:

1. Prior to the issuance of a building permit for any buildings on the site, improvements to the intersection of 166<sup>th</sup> Street and US 24/40 shall be constructed. All improvements shall be approved by the City and Kansas Department of Transportation.
2. Prior to the issuance of a building permit for any buildings on the site, all public sidewalks within the development plan shall be constructed.
3. Prior to the issuance of a building permit for any buildings on the site, a final development plan shall be approved by the Planning Commission and City Council.
4. Prior to the issuance of a building permit for any buildings on the site, the property shall be preliminary and final platted, and the final plat recorded with the Leavenworth County Register of Deeds.
5. The side yard setbacks within the preliminary development plan shall be twelve (12) feet.
6. The multifamily units within the preliminary development plan shall be reduced.
7. Prior to the issuance of a building permit for any buildings on the site, the right-in and out at 170<sup>th</sup> Street and US 24/40 shall be constructed.

Motion was seconded by Commissioner Hannah. Chair Gallion called the motion to a vote and the motion passed 5-0.

***F. Open Agenda –***

None

***G. Reports from Special Committees –***

None

***H. City Engineer's Report –***

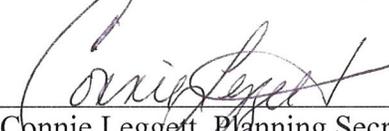
None

***I. Adjournment -***

Commissioner Farris made the motion to adjourn and Commissioner Flower seconded. Chair Gallion called for vote. Motion passed 5-0. There being no further discussion, the meeting was adjourned at 9:40 p.m. from Chair Gallion.

Submitted for approval with/without additions or corrections this 8th day of July, 2014.

  
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Jon Gallion, Chair

  
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Connie Leggett, Planning Secretary