

**MINUTES
BASEHOR PLANNING COMMISSION
April 7, 2015
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 Terry Gall, Jon Gallion, Dennis Haag and Ed Bush

Staff Present: Mitch Pleak, City Engineer; Connie Leggett, Utility Billing Clerk/Planning Secretary

Members Absent: Commissioners Fred Farris and Tracey Hannah

C. Approval of Minutes

A motion was made by Commissioner Gall and seconded by Commissioner Bush to approve the March 3, 2015 minutes. Chair Gallion called for a vote, Motion passed 4-0.

Call to Public –

Joe Herring from Herring Surveying, 315 N. 5th Street, Leavenworth KS, spoke about the lot split that tract 2 would have to meet the Basehor City Code for sewer connection.

Mitch Pleak was asked about his staff recommendations and what they might pertain to what is being requested by the property owner and the surveying company.

Steve Rosenthal, 15510 State Avenue, #7, Basehor KS spoke about understanding the reason for the rules and regulations for the city code pertaining to the comprehensive plan on Tract 2 and the owners understanding of what is required for Tract 2.

Commissioner Gallion called for a motion to close “***Call to Public***”, Commissioner Gall made the motion and Commissioner Haag seconded. Motion passed 4-0 at 7:18 p.m.

D. Unfinished Business – None

E. New Business –

1. Consider a Lot Split for Lot 4 of South Basehor Plat.

Mitch Pleak spoke in part of the 2.5 acres of property and how it is situated, how the property is zoned and that it meets all of the city’s requirements. Staff recommendations and those being that the lot split will be recorded at the Register of Deeds office with a recorded copy provided to the City, No building permit for Tract 2 will be approved until sanitary sewer is

extended to Tract 2 and a note shall be added to the lot split stating: No building permit for Tract 2 will be approved until sanitary sewer is extended to Tract 2.

Commissioner Gallion called for a motion; Commissioner Gall called to motion to approve the lot split for Lot 4 as submitted by the Banzhaf Trust located at 15301 Parallel Road inline to Staff Recommendations with the following recommendations: 1. The applicant shall have the lot split recorded at the Register of Deeds Office, with a recorded copy provided to the City 2. A note shall be added to the lot split stating: No building permit for Tract 2 will be approved, until sanitary sewer is extended to Tract 2. Commissioner Bush seconded the motion, Motion passed 4-0.

2. City Council Retreat Update

Mitch Pleak gave an update on the Council Retreat that took place on March 27th, 2015 and items that were discussed such as the budget and the flat mill levy. The projects that were talked about are as follows: Proposal for Leavenworth Road sidewalk improvement for an approval from council for a 6 ft sidewalk, aiming for this project to end August 2016, estimated amount for project is between \$600 and \$800 Thousand; 155th Street and Wolfcreek Parkway to Leavenworth Road, estimated 11 million dollars for roadway project; City Campus on 158th Street with an estimated 7.9 million to build; City Park expansion, City Superintendent Gene Myracle has the okay to go ahead and start the work on that project; Landauer Sanitary Sewer Rehabilitation project, working on preliminary designs and study for Parallel Road and 155th subdivision area; The Mayor would like to schedule a Planning Commission Council Retreat in the near future.

F. Open Agenda – None

G. Reports from Special Committees – None

H. City Engineer's Report –

Mitch Pleak stated that building permits are consistent with how things are from last year. Domino's will open in about 2 week and still working on leads for members for the Planning Commission positions that are available.

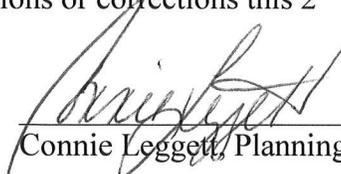
I. Adjournment -

Commissioner Haag made the motion to adjourn and Commissioner Bush seconded. Chair Gallion called for a vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 8:06 p.m. from Chair Gallion.

Submitted for approval with/without additions or corrections this 2nd day of June, 2015.



Jon Gallion, Chair



Connie Leggett, Planning Secretary