

**MINUTES  
BASEHOR PLANNING COMMISSION  
October 6, 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, Ed Bush and Cecil Swenson

Staff Present: Mitch Pleak, City Engineer; Connie Leggett, Utility Billing; Shannon Marcano, City Attorney; Chief Lloyd Martley, City Administrator

Members Absent: Commissioners Fred Farris, Rae Nicholson

***C. Approval of Minutes***

Chair Gallion called for a motion to approve the September 15<sup>th</sup> minutes. Motion was made by Commissioner Haag to accept the minutes and seconded by Commissioner Gall. Chair Gallion called for a vote, Motion passed 5-0.

***D. Unfinished Business – None***

***E. New Business –***

**1. Public Hearing: Basehor Town Center – Request for approval to revise the Preliminary Development Plan for Basehor Town Center with an approximate location between 155<sup>th</sup> Street and 147<sup>th</sup> Street (2400–2600 Block).**

Mitch Pleak explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Basehor Town Center and that the staff approves the request and that the staff recommendations are met.

Bobbie Lucas from Cornerstone Associates, LLC explained who they are and the type of development that they are planning to build.

Judd Clussen from Phelps Engineering, Inc. explained the design and landscaping of the development a bit more in detail.

Chair Gallion called for a motion to open the public hearing. Commissioner Gall made the motion and Commissioner Bush seconded. Chair Gallion called for a vote and the motion to open the public hearing was passed 5-0 at 7:28 p.m.

Bob Mulich at 15326 N. Circle Drive asked if the development on the south side was going to be right up against any of the existing single family homes.

Mitch Pleak responded to the Mr. Mulich's question that the answer would be no, not at this time but in the future in a different phase it may very well be right up against homes.

Chair Gallion called for a motion to close the public hearing. Commissioner Gall made the motion and Commissioner Bush seconded. Chair Gallion called for a vote 5-0 and the public hearing closed at 7:31 p.m.

Commissioner Bush asked if Mitch Pleak could explain for the record the reasoning behind the 10' setback for zoning purposes rather than the 30' setback.

Mitch Pleak responded to Commissioner Bush's question about the 10' setback stating that the development will be in a planned residential district and to get that zoning it would require a preliminary development plan which would allow for modifications to the setbacks for change.

Chair Gallion called for a motion to approve the request and Commissioner Gall made the motion to approve the revised Preliminary Development Plan for the Basehor Town Center with an approximate location between 155<sup>th</sup> Street and 147<sup>th</sup> Street submitted by the Duane L. Becker Trust with the staff recommendations:

1. The developer shall pay park fees in the amount of \$9,600 prior to the issuance of a building permit.
2. The developer shall pay transportation excise taxes in the amount of \$18,700.29 prior to the issuance of a building permit.
3. Landscaping shall be installed and approved by the City prior to issuance of certificates of occupancy.
4. A sign application shall be submitted and approved for all signage within the development.

Commissioner Bush seconded the motion. Chair Gallion called for a vote and the motion passed 5-0.

**2. Legacy Senior Residences – Request for Approval of a Final Development Plan for Legacy Senior Residences within the Basehor Town Center Development Plan with approximate location of 155<sup>th</sup> Street and Elm Street.**

Mitch Pleak explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Basehor Town Center and that the staff approves the request and that the staff recommendations are met.

Chair Gallion called for a motion. Commissioner Haag made the motion to approve Final Development Plan for Area 7 Plan for Legacy Senior Residences within the Basehor Town Center Development Plan with approximate location of 155<sup>th</sup> Street and Elm Street the request with the staff recommendations;

1. The developer shall pay park fees in the amount of \$9,600 prior to the issuance of a building permit.
2. The developer shall pay transportation excise taxes in the amount of \$18,700.29 prior to the issuance of a building permit.

3. Landscaping shall be installed and approved by the City prior to issuance of certificates of occupancy.
4. A sign application shall be submitted and approved for all signage within the development.

Commissioner Swenson seconded the motion. Chair Gallion called for a vote and the motion passed 5-0.

**3. Public Hearing: Legacy Senior Residences Final Plat – Request for Approval of a Final Plat within the Basehor Town Center Development Plan with an approximate location of 155<sup>th</sup> Street and Elm Street.**

Mitch Pleak explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Basehor Town Center and that the staff approves the request and that the staff recommendations are met.

Bobbie Lucas had a question pertaining to the final plat that was submitted by Mr. Mussett and Becker Trust to getting finalized prior her getting the deed to the property.

Mitch Pleak answered Ms. Lucas' question with a yes, once everything goes through she will then receive the deed.

Chair Gallion called for a motion to open the public hearing. Commissioner Haag made the motion and Commissioner Bush seconded. Chair Gallion called for a vote and the motion to open the public hearing was passed 5-0 at 7:43 p.m.

Dave Breuer at 14114 Nelson Court had a question pertaining to the landscaping and the trees and what would be done if any died, what type of replacement guarantee was there in place if that happened.

Pete Oppermann of Oppermann Land Design answered Mr. Breuer's question with the replacement policy.

Chair Gallion called for a motion to close the public hearing. Commissioner Swenson made the motion and Commissioner Bush seconded. Chair Gallion called for a vote 5-0 and the public hearing closed at 7:47 p.m.

Chair Gallion called for a motion. Commissioner Gall made the motion to approve the Request for Approval of a Final Plat within the Basehor Town Center Development Plan with an approximate location of 155<sup>th</sup> Street and Elm Street with the staff recommendations:

1. Submit public improvement plans.
2. Submit certification by the County showing that all due or unpaid taxes have been paid in full.
3. A subdivision improvements agreement shall be agreed to and executed by the City Council and Cornerstone Associates, LLC and filed with the Leavenworth County Register of Deeds before the final plat will be released for recording.
4. The final plat shall be recorded with the Leavenworth County Register of Deeds before building permits will be issued.

Commissioner Haag seconded the motion. Chair Gallion called for a vote and the motion passed 5-0.

***F. Open Agenda – None***

***G. Reports from Special Committees – None***

***H. City Engineer's Report –***

Mitch Pleak gave the announcement that Commissioner Rae Nicholson had had her baby, Cora Jane and that she and baby were doing well and there will be a card sent.

Mitch made the announcement that this meeting was his official final meeting with the Planning Commission and that he wanted to extend his thanks to everyone on the board.

Chair Gallion extended his thanks to Mitch and said he would be greatly missed.

Commissioners Haag and Bush extended their thanks to Mitch for his years of service to the Commission and devotion to the City.

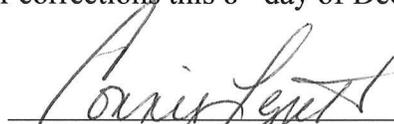
Chair Gallion announced that Mitch's replacement as Planning Director will be Mark Lee and that he will be taking over effective Monday, October 12, 2015.

***I. Adjournment -***

Chair Gallion called for a motion to adjourn and Commissioner Haag made the motion and Commissioner Bush seconded. Chair Gallion called for a vote. Motion passed 5-0. There being no further discussion, the meeting was adjourned at 7:57 p.m. from Chair Gallion.

Submitted for approval without additions or corrections this 8<sup>th</sup> day of December, 2015.

  
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Jon Gallion, Chair

  
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Connie Leggett, Utility Billing Clerk