

MINUTES
BASEHOR PLANNING COMMISSION
December 8, 2015
BASEHOR CITY HALL

PLANNING COMMISSION MEETING
7:00 P.M.

1. Call to Order

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

Pledge of Allegiance

2. Roll Call

Members Present: Commissioners Terry Gall, Jon Gallion, Dennis Haag, Ed Bush and Cecil Swenson, Jennifer Bizzell, Fred Farris

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

3. Approval of Minutes

Chair Gallion called for a motion to approve the October 6th, 2015 minutes. Motion was made by Commissioner Haag to approve the minutes with the correction of page 3 to state, "Submitted for approval without additions or correction this 8th day of December, 2015" to accept the minutes and seconded by Commissioner Gall. Chair Gallion called for a vote, Motion passed 7-0.

4. Unfinished Business – None

5. New Business –

- a. E1 – Public Hearing: High Point Downs 2nd Phase Preliminary Plat** – Request approval of a preliminary plat – A preliminary plat for the addition of seven lots in the High Point Downs Subdivision, submitted by Landplan Engineering, on behalf of the Albert J. Treff Trust.

Mark Lee explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for preliminary plat for High Point Downs and that the staff approves the request and that the staff recommendations are met.

Chair Gallion called for a motion to open the public hearing. Commissioner Bush made the motion and Commissioner Gall seconded. Chair Gallion called for a vote and the motion to open the public hearing was passed 7-0 at 7:06 p.m.

Chris Nicholson - 3724 N. 152nd Terrace, expressed his concern regarding the Treff house and was wondering if it was going to be torn down or remain as is and how would it fall into the covenants of restrictions or will it be exempted.

Mark Lee replied that the city would have no say in that matter.

Commissioner Gall replied that it would be determined by the home owners association.

Chris Nicholson then asked if Dan Lynch is going to be involved with this development.

Brian Sturm, Landscape Architect with Landplan Engineering, 1310 Wakarusa Drive, Lawrence KS – Spoke on behalf of the Treff family regarding the land and the interest of the Treff family working with Landplan to try to reshape the original parcel and give it a proper plat plan to sell in the future. And they also want to finish out the cul-de-sac with the land that is not in use anymore.

Stacy Bequette, 3722 N. 153rd Terrace – wanted to verify what type of properties were going to be developed in and that they are single family homes that look like the homes already there in the subdivision and not condos or duplexes.

Mark Lee replied that this subdivision is zoned for only single family homes.

Chris Nicholson asked if the Treff lot will be able to be sub-divided when sold.

Commissioner Ferris replied that they would have to come back and apply to replat the property.

Matt Speer, 3724 N. 153rd Terrace – Asked if the home owners association agrees to pick up the lots are they going to follow the minimum square footage for houses in that development.

Commissioner Gall replied that any questions pertaining to Home Owners Association is separate from the city's planning guides. Fences, cosmetics or anything pertaining to appearance is something that the city cannot provide guidance.

Craig Coleman, across the street from development – Speaking of lot size and the HOA having a certain size of home on the lot and how big it can be.

Shannon Marcano replied the city is able to enforce the zoning category and the plat requirements but the HOA requires the size of home and what is required and that is between the HOA and the homeowner which means it is separate from the cities requirements.

Chair Gallion called for a motion to close the public hearing. Commissioner Ferris made the motion and Commissioner Haag seconded. Chair Gallion called for a vote 7-0 and the public hearing closed at 7:25 p.m.

Chair Gallion called for a motion to approve the request and Commissioner Haag made the motion to approve the Second Phase Plat as requested with the staff stipulation that the applicant shall adhere to the requirements of submittal for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission. Commissioner Swenson seconded the motion. Chair Gallion called for a vote and the motion passed 7-0.

- b. E2 – Public Hearing: Prairie Lake Estates Phase 3 Replat** – Request for approval of a final plat – A replat of lots 71 and 72 within the Prairie Lake Estates Phase 3 Subdivision

with an approximate location of Josh Street and 150th Street, submitted by Community National Bank.

Chair Gallion called for a motion to open the public hearing. Commissioner Gall made the motion and Commissioner Haag seconded. Chair Gallion called for a vote and the motion to open the public hearing was passed 7-0 at 7:29 p.m.

Mark Lee explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for Prairie Lake Estates and that the staff approves the request and that the staff recommendations are met.

Joe Herring, Herring Surveying Company, 315 N. 5th Street Leavenworth - Explained the property location, requirements for this project and about the requirements.

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

Chair Gallion called for a motion to approve the request and Commissioner Ferris made the motion to approve the replat of lot 71 and 72 within Prairie Lake Estates Phase 3 with an approximate location of Josh Street and 150th Street as submitted by the applicant with any staff recommendations. Commissioner Bush seconded the motion. Chair Gallion called for a vote and the motion passed 7-0.

- c. E3 – Consider a special use permit for a monument sign to be located at 15602 Leavenworth Road** – Request approval of a special use sign permit at the Basehor Elementary School – The request is to approve an automatic changeable copy sign in a residential zoned district.

Mark Lee explained the property location, requirements for this project and about staff recommendations and what they might pertain to what is being requested for the Basehor Elementary School and that the staff approves the request and that the staff recommendations are met.

Scott Hazel, HTK Architects – Explained that they are working with ACME Signs and that the sign they would like to use is just a general scrolling marquee that will have a back lit sign that states the elementary school and how big it the sign would be.

Chair Gallion called for a motion to approve the request and Commissioner Haag made the motion to approve the special use permit for the automatic changeable copy portion of the monument sign to be located at 15602 Leavenworth Road at the Basehor Linwood Elementary School with inclusion of the stipulation that the proposed sign will not interfere with the proposed city sidewalk project. Commissioner Gall seconded the motion. Chair Gallion called for a vote and the motion passed 7-0.

6. Open Agenda – None at this time

7. Reports from Special Committees – None

8. City Engineer's Report –

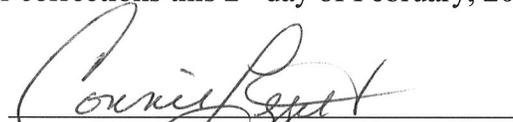
Mark Lee wanted to extend a welcome to the newest Planning Commissioner member Jennifer Bizzell.

9. Adjournment -

Chair Gallion called for a motion to adjourn and Commissioner Bush made the motion and Commissioner Swenson seconded. Chair Gallion called for a vote. Motion passed 7-0. There being no further discussion, the meeting was adjourned at 7:43 p.m. from Chair Gallion.

Submitted for approval without additions or corrections this 2th day of February, 2016.


Jon Gallion, Chair


Connie Leggett, Utility Billing Clerk