

MINUTES
BASEHOR PLANNING COMMISSION
July 12, 2016
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: Chair Jon Gallion, Commissioners Jennifer Bizzell, Cecil Swenson, and Ed Bush

Staff Present: Mark Lee, Planning and Zoning Director; Connie Leggett, Planning Commission Secretary; Lloyd Martley, City Administrator/Chief of Police

Absent Members: Commissioners Dennis Haag and Terry Gall

3. Approval of Minutes

Chair Gallion called for a motion on the June 14th, 2016 minutes. Motion was made by Commissioner Bizzell to approve the minutes with Commissioner Swenson seconding. Chair Gallion called for a vote, Motion passed 3-0 with Commissioner Bush abstaining from voting as he was not present for the June 2016 meeting.

4. Unfinished Business – None

5. Public Hearing: Consider a change of zoning request for 3036 N. 156th Street from R-O; Suburban Residential to R-2; Two-Family Residential District.

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request and with the stipulations that shall be met.

Chair Gallion called for a motion to open the public hearing. Commissioner Bush made the motion to open on Agenda #5 and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 4-0 at 7:03 p.m.

Tiffany Lynch, 2950 N. 156th Street – Asked a question pertaining to the time line of the construction of the building and that she is worried her property value.

Greg Ernzen, 5329 Park Avenue, Shawnee KS – Replied to the question with there are a few steps that have to be done before construction can begin. Would like to build a few duplexes facing north first then in 2-5 years would work on the cud-de-sac duplexes.

Commissioner Bush asked a question pertaining to the duplexes facing north, is Leavenworth Road a arterial road and should it continue to have limited access. Commissioner Bush agreed to bring this topic up at a later date.

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 on the motion to close the public hearing passed 4-0 at 7:11p.m.

Chair Gallion called for a motion on the request. Commissioner Bush made a motion to approve the request for approval of changing the zoning request for 3036 N. 156th Street from R-O; Suburban Residential to a R-2; Two-Family Residential District with the stipulations as staff recommends for numbers 1,3,4,5,6 as requested by staff; Commissioner Bizzell seconded. Chair Gallion called for a vote and the motion passed 4-0.

6. Public Hearing: Cedar Lake Estates Replat – Consider a replat of Lot 99 and Common Ground/Emergency Access Drive of Cedar Lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1.

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request and with the stipulations that shall be met.

Chair Gallion called for a motion to open the public hearing. Commissioner Swenson made the motion and Commissioner Bush seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 4-0 at 7:14 p.m.

Bill Grant, 15463 Cedar Lane – Owns 2 lots and one of the lots is where the clubhouse runs through his property. He is looking to get this cleaned up and resolved.

Loren Gottschall, 18168 Cypress Bend – Vice President of the HOA and is speaking on behalf of the HOA and is asking that the lot lines get cleaned up for both parties involved.

Chair Gallion called for a motion to close the public hearing. Commissioner Bush made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to close the public hearing passed 4-0 at 7:17 p.m.

Chair Gallion called for a motion on the request. Commissioner Bush made a motion to approve the request for approval to replat Lot 99 and Common Ground/Emergency Access Drive of Cedar lake Estates Phase 2 and Tract A of Cedar Lake Estates Phase 1, with the stipulations 1 and 2 as staff recommends, as requested by staff; Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 4-0.

7. Basehor Town Center; Robert Perez – Request for approval of a Final Development Plan for Basehor Town Center Phase 1 within the Basehor Town Center Development with an approximate location between 147th Street and 155th Street (14700-14800 Block).

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request and with the stipulations that shall be met.

Chair Gallion called for a motion on the request. Commissioner Bush made a motion to approve the request for approval of a Final Development Plan for Basehor Town Center Phase 1 within the Basehor Town Center Development with an approximate location between 147th Street and 155th Street (14700-14800 Block), with the stipulations as staff recommends, as requested by staff; Commissioner Swenson seconded. Chair Gallion called for a vote and the motion passed 4-0.

8. *Public Hearing:* Basehor Town Center Phase 1 Final Plat – Request for approval of Final Plat within the Basehor Town Center Development with an approximate location of 147th Street and 155th Street (14700-14800 Block).

Mark Lee explained the property location, the requirements for this project, staff recommendations and how they might pertain to what is being requested. Staff recommends approval of the request and with the stipulations that shall be met.

Chair Gallion called for a motion to open the public hearing. Commissioner Swenson made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 4-0 at 7:21p.m.

Robert Perez, 2131 Rock Creek Drive – Requesting approval of the final plat on the property of which is owned by him.

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 on the motion to close the public hearing passed 4-0 at 7:22 p.m.

Mark Lee made a comment about changing the name from Basehor Town Center Development Plan to Basehor Town Center Phase 1.

Chair Gallion called for a motion on the request. Commissioner Swenson made a motion to approve the request for approval of a Final Plat within Basehor Town Center Development with an approximate location of 147th Street and 155th Street (14700-14800 Block), with the stipulations as staff recommends, as requested by staff; Commissioner Bizzell seconded. Chair Gallion called for a vote and the motion passed 4-0.

7. *Open Agenda* – None at this time

8. *Reports from Special Committees* – None at this time

9. *Planning Directors Report* - Mark Lee reported the following:

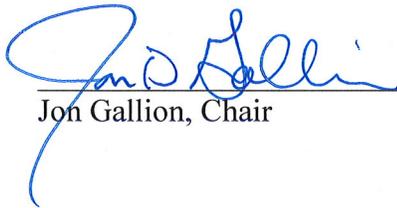
1. The city is now up to 55 new single family homes permits with a possible 4-5 just turned in.
2. There is no news from Daylight Donuts.
3. Legacy Senior Housing is progressing along and moving dirt.
4. School projects as far as the elementary school is in the wrap up stages.
5. Leavenworth Road is believed to on schedule.

Mayor David Breuer, 14114 Nelson Court – Requesting the Planning Commission meet with the City Council sometime in the future to discuss a couple of the subdivisions the plans for homes and for some major improvements to areas that need to be looked at.

10. Adjournment -

Chair Gallion called for a motion to adjourn, Commissioner Bush made the motion and Commissioner Bizzell seconded. Chair Gallion called for a vote. Motion passed 4-0. There being no further discussion, the meeting was adjourned at 7:39 p.m. by Chair Gallion.

Submitted for approval without additions or corrections this 9th day of August, 2016.



Jon Gallion, Chair



Connie Leggett, Planning Commission Secretary