MINUTES
BASEHOR PLANNING COMMISSION
August 9, 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, Ed Bush, and Dennis Haag

   Staff Present: Mark Lee, Planning and Zoning Director; Connie Leggett, Planning Commission Secretary; Shannon Marcano, City Attorney

   Absent Members: Commissioner Terry Gall

3. ***Approval of Minutes***
   Chair Gallion called for a motion on the July 12th, 2016 minutes. Motion was made by Commissioner Bush to approve the minutes with Commissioner Bizzell seconding. Chair Gallion called for a vote, Motion passed 4-0 with Commissioner Dennis Haag abstaining as her was not here for the July 12, 2016 meeting.

4. ***Unfinished Business - None***

5. ***Public Hearing:*** Amend the Zoning Regulations of the City of Basehor, Appendix A-Permitted and Conditionally Permitted Uses- Request for approval to amend the zoning regulations to allow for new uses within given zoning districts, in particular to allow for pet boarding facilities within the I-1, Light Industrial Zoning Districts. This use if allowed will be required to adhere to all other Zoning Regulations and Codes as adopted by the City of Basehor.

   Chair Gallion called for a motion to open the public hearing. Commissioner Bush made the motion to open the public hearing and Commissioner Swenson seconded. Chair Gallion called for a vote on the motion to open the public hearing, motion was passed 5-0 at7:02 p.m.

   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.

   Shannon Marcano spoke and said that it would be ideal to have the R-O and the I-1 zoning requirements to be equal and the reasoning behind that. She recommended to amend the zoning code to appendix A as to allow for kennel boarding and breeding facilities in a I-1 district as a conditional use permit as in existing zoning code.

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 5-0 at 7:12 p.m.

Chair Gallion called for a motion on the request. Commissioner Bizzell made a motion to approve the staff recommendation for zoning regulations in I-1 with the conditional use permit for all kennels, boarding and breeding facilities. Commissioner Bush seconded. Chair Gallion called for a vote and the motion passed 5-0.

6. ***Review of Appendix A, Permitted and Conditionally Permitted Uses-*** At this time staff is recommending that we begin review of the newly completed use table. We shall review pages 1-15 tonight if time allows and discuss conditions that shall be associated with specific uses.

   Discussion began for the review of the Appendix A, of permitted and Conditional Permit Uses. It was agreed upon that they would complete 15 pages and spend about 30 minutes discussing this. As time went on the A's were completed and the time allotted went over the 30 minutes. It was agreed upon that at the next Planning Commission meeting they would continue to move forward with the reviewing of the Appendix A.

7. ***Open Agenda - None***

8. ***Reports from Special Committees - None***

9. **Planning Directors Report**
   - **a.** Mayor David Breuer has requested a joint meeting between City Council and Planning Commission, a date of September 14th, 2016 at 6:30pm has been chosen.
   - **b.** As of the date of the agenda, Leavenworth Road project is on schedule and should be in the wrap up stages
   - **c.** Permits issued to date are as follows:
     1. 58 single family
     2. 3 multi-family

   These permits total 63 residential units.

   Chair Jon Gallion mentioned that he has been attending more MARC meetings and that there are things to look into where the city can be allowed to receive grants.

   It was also brought to attention that there needs to be an election for a Vice-Chair.

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 5-0. There being no further discussion, the meeting was adjourned at 8:42 p.m. by Chair Gallion.

Submitted for approval without additions or corrections this 13th day of September, 2016.

Jon Gallion, Chair

Connie Leggett, Planning Commission Secretary