

MINUTES
BASEHOR PLANNING COMMISSION
September 13, 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, Terry Gall, and Dennis Haag

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

Absent Members: None

3. *Approval of Minutes*

Chair Gallion called for a motion on the August 9th, 2016 minutes. Motion was made by Commissioner Bush to approve the minutes with Commissioner Bizzell seconding. Chair Gallion called for a vote, Motion passed 6-0.

4. *Unfinished Business - None*

5. *Election of Officers of the Planning Commission:* Per the Planning Commission By-Laws, we must elect a Chair to preside over the Planning Commission meetings; these positions shall take effect the following month.

Commissioner Ed Bush nominated Chair Jon Gallion to continue to be Chair. Commissioner Terry Gall seconded the motion. Motion passed 5-1 with Jon Gallion abstaining from the vote.

Commissioner Dennis Haag nominated Commissioner Ed Bush to be Vice Chair. Commissioner Cecil Swenson seconded the motion. Motion passed 5-1 with Ed Bush abstaining from the vote.

6. *Final Plat of Boulders at Falcon Lakes, First Plat* – Consider a Final Plat for the 1st phase of the Boulders at Falcon Lakes.

Mark Breuer, with Schlagel & Associates – Speaking on behalf of himself and Ed Schlagel, explained the property location, the requirements for this project, storm water management, and the next phase and the steps needed to proceed. They are in agreement with all the staff requirements except for recommendation 26 pertaining to traffic impact study, they feel that it is sufficient enough and recommendation 13, the stipulation to remove lot 51.

Chair Gallion called for a motion on the request. Commissioner Gall made a motion to approve the final plat of the Boulders at Falcon Lakes 1st plat in accordance of staff recommendation with the stipulations 1 – 31, with the exception of stipulation 26, and with exception of stipulation 13, also approving a rule exception to section 4-104 Subsection 8 of the Subdivision Regulations which does not allow flag lots, to allow lot 51 to be platted as a buildable lot; Commissioner Haag seconded. Chair Gallion called for a vote and the motion passed 5-1.

7. **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 of when would be a good time to schedule an off meeting night to continue with the review of the table. It was requested that an email be sent out concerning when and a time limit was requested as well. It was agreed upon that the Planning Commission will work on this and bring any problem issues to the regular meeting to be discussed as Shannon Marcano stated that she would be at the regular meetings and she could help.

8. **Open Agenda - None**

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

10. Planning Directors Report

- a. **New Commissioner** – A new Planning Commissioner is to be appointed the September 21st Council meeting to replace Fred Farris. His name is Benjamin Sims.
- b. **Planning Conference** – Explained what it is and to get a count of who would be interested in attending the Friday session.

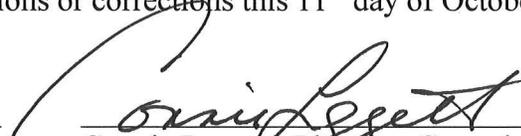
11. Adjournment

Chair Gallion called for a motion to adjourn, Commissioner Haag made the motion and Commissioner Bush seconded. Chair Gallion called for a vote. Motion passed 6-0. There being no further discussion, the meeting was adjourned at 8:21 p.m. by Chair Gallion.

Submitted for approval without additions or corrections this 11th day of October, 2016.



Jon Gallion, Chair



Connie Leggett, Planning Commission Secretary