

CITY OF BASEHOR

LEAVENWORTH COUNTY
BASEHOR, KANSAS 66007

Council Meeting June 6, 1972 of the City Council

Council Members Present: Farris Roberts, John Ebert, David Cochran, Clarence Worley, Anthony LoScalzo.

Others Present: Richard Warden, City Treasurer; Sylvia Lovvorn, City Clerk; Connie Crocker, City Inspector; Robert Raines, Chairman of Planning Commission; Citizens of the Community.

In the absense of the Mayor, Farris Roberts, President of the Council, called the meeting to order. Minutes of the previous May 2, 1972 were read, corrected and approved.

Treasurers report was read by Warden. Cochran moved second by Ebert this report be accepted with the correction of the Bryan flowers being paid for by the Councilmen, and appropriation Ordinance #61 be approved. 4-yes-opposed none. Motion Carried.

Roberts asked citizens present to bring to the council at this time their petitions or requests.

O.D. Allison appeared to ask what the council had recommended concerning his property Zone. He was told that the council had recommended to the Planning Commission that his commercial zone be allowed to remain.

Michael A. Newman appeared to protest the denial of the Planning Commission concerning his bringing in a modular home. Mr. Newman's attorney Phillip Lorton also appeared asking the council to recommend the Planning Commission reconsider this denial. Reasons for denial from the Commission were: the pitch of the roof was too flat and the quality of the siding was much like that of a trailer. Much discussion followed. Raines explained the reason for the Commission being so careful with this matter is that this would be setting a precedence for the City as it would be the first such dwelling of this kind to come before the Commission. Attorney Lorton ask when the Newman's could expect to get some action on this matter? Worley stated "since our attorney is absent no action should be taken at this time. If this meeting should be recessed possibly a ruling can be made then". Raines then asked Newman to appear at the Planning Commission meeting June 19 with a picture of the home and a sample of the siding.

Mrs. Margaret Botkin appeared to request rock on 142 street. She was told the Township Board is responsible for this area for one year following annexation. She also ask what if any thing could be done about mosquitoes and smell coming from the Meyer Dairy? Roberts stated that since Meyer Dairy is not within the City she and area land owners would need to bring this matter to the attention of the County Commissioners.

Report from the Municipal Judge was read.

City Inspector, Connie Crocker gave a verbal report on the lift pump. His statements were: pump was not put in right to begin with. It will probably cost \$300.00 to repair. Mr. Hunt put pump in. The City should receive some consideration. Otto Metzger did the wiring. Electric bills have been very high. Council directed Crocker to give facts to Clerk concerning lift pump and Murray would then write a letter to Mr. Browne.

SCANNED

3-23-07 *lt*

Council June 6, 1972 (continued)

Clerk then read a letter from Mrs. Kathy Caldwell complaining about the weeds on vacant lots on the corner of 155th Terrace and Leavenworth Road. It was decided that the Mayor would check into this matter. The property owner is Mr. Srubas 1901 N. 83rd Terrace, Kansas City, Kansas.

Roberts then announced the resignation of Mrs. Ruth Crocker from the Planning Commission. Cochran moved second by Ebert Mrs. Crocker's resignation be accepted and a letter of appreciation, the body of which will appear in the minutes, be sent. 4 yes-opposed none. Motion Carried.

The Basehor City Council consented regretfully to accept your resignation from the Planning-Zoning Commission.

At this time we wish to express our thanks and appreciation to you for your many years of unselfish service and faithful attendance to this Commission.

Sincerely

Bernard Eberth
Mayor

Ebert moved second by LoScalzo Mr. Charles Newman be appointed to serve the unexpired term of Mrs. Crocker on the Planning Commission. 4-yes-opposed none. Motion Carried.

Zoning Board of Appeals was then discussed. LoScalzo moved second by Cochran this matter be tabled pending further study. 4-yes-opposed none. Motion Carried.

The Clerk then gave the first reading of Ordinance #72, an Ordinance repealing Ordinance #71 and concerning the deannexation of the Meyer Dairy. Cochran moved second by Worley this Ordinance be approved on the first reading. 4 yes-opposed none. Motion Carried.

At this time the Council was interrupted by Mr. Richard Maskel and Mrs. Jane Scherer. They were questioning the action taken concerning the zoning of the O.D. Allison property. The Clerk then read again from the letter sent to the Planning Commission the paragraph concerning this matter.

Ebert informed Mr. Maskel and Mrs. Scherer that the Governing body can not deny a property owners request for a change of zone without a reason, such as health hazard, safty hazard, moral purposes or general welfare, and it was the feeling of the council that none of these could apply here. It was further stated that a petition had been received signed by property owners in the Rickel addition protesting this zoning. Also one had been received signed by property owners in the effected area stating they did not want the commercial zone to be removed. Council then stated there responsibility was to the entire City and not to only a few.

The meeting resumed with Ebert's move second by LoScalzo an emergency be declaired and Ordinance #72 be adopted on the second and final reading. 4 yes-opposed none. Motion Carried.

Roberts read a letter from Attorney Beall to John Murray concerning the annexation of the Gardner property. LoScalzo moved second by Ebert the Ordinance be redrafted to clarify the position of the Council and Clerk. 3 yes-opposed 1. Motion Carried.

Ebert moved second by LoScalzo to have Murray draft an Ordinance to ammend Ordinance #35 to allow the City Inspector to make inspections on modular homes or houses to be moved into Basehor. 4 yes-opposed none. Motion Carried.

Council June 6, 1972 (continued)

A letter was read from the Planning Commission concerning the A.K. Mussett rezoning. The commission recommended that the property be zoned from R-1 to planned commercial which carries a B-4 in accordance with the proposed comprehensive plan. Mr. Mathia appeared to protest this change and was told the Mussett hearing had been held and published probably before he bought the lot adjoining Mussett .

Mr. Raines then made a plea for the adoption of the Comprehensive Plan to give the Planning Commission some tools to work with.

The next order of business was to set up the working committee. The purpose of this committee will be to study the now existing zoning ordinance, land use and comprehensive plan. Council members selected to serve were Farris Roberts and Clarence Worley. Planning Commission members serving will be Robert Raines and Jim McClurg. Also attending will be Attorney Murray and Robert Hrabak, Regional Planning Director. Their first meeting will be June 23rd.

LoScalzo moved second by Ebert the final plat on Eight View which had been approved by the Regional Planning Commission and the City Planning Commission be approved. 4 yes-opposed none. Motion Carried.

Rickel plat was then discussed. Mr. Raines presented the Planning Commission's thoughts on this plat. The park area was discussed. Mr. Raines ask if the City was seriously considering buying some land for a City Park? He further stated if this was a possibility the land can be held for two years so that funds can be raised. Ron Baccon, engineer for Mr. Rickel also appeared. His comment to Mr. Raines on this piece of ground being bought by the City was "this set up would ruin 120 thousand dollars worth of building lots". At this time Mr. Baccon presented a map showing a 15 acre drawing Mr. Rickel would give the City for a park if this plat could be approved. Mr. Baccon also presented a map showing a street running through the subdivision. Mr. Raines then stated that neither of these maps had been seen by the Commission. Council agreed that since our attorney was not present and the commission had not had an opportunity to see all of the maps they would not take any action at this time.

The next regular meeting of the City Council was set for July 5th at 7:30. This action was taken because the next regular meeting would fall on July 4th.

Due to much unfinished business this regular meeting was recessed until June 27, 7:30 at the Township Hall.

Sylvia Lovvorn
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City Clerk

Mailed a copy of these minutes to John Murray