



**MINUTES**  
**BASEHOR PLANNING COMMISSION**  
**January 13, 2026**  
**Regular Meeting 6:00 p.m.**  
**Basehor City Hall**

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**1. Call to Order 6:00pm**

**2. Pledge of Allegiance and Roll Call**

Chair Jon Gallion, Commissioners, Stacy Tatkenhorst, Tom Lally, Janice Spillman

Staff, City Administrator Leslee Rivarola, Deputy City Administrator Maddie Bouton, Planning and Zoning Director Jim Sherman, City Planner Alex Van Dyke, Planning Secretary Diana Jacobson

**3. Approval of Minutes of the Preceding Meeting**

a. November 18, 2025, Planning Commission Meeting

Commissioner Tatkenhorst motioned to approve the November 18, 2025, Planning Commission meeting with Commissioner Spillman seconding. Motion carried 4-0.

Declarations of the receipt of communications by Planning Commissioners

Disclosure of ex-parte communications for each hearing item

Declarations of abstention from specific agenda items by a Planning Commissioner

**4. Planning Directors Report**

**Old Business**

5. An application for rezoning from R-0 to R-2 Two-Family Residential for a parcel located on the north side of Evans Road., East of 166th Street.

Alex Van Dyke presented a report stating why this was remanded back to Planning Commission by the City Council at the December 10, 2025 meeting to consider given certain factors with the Golden Factors criteria of conformance to the comprehensive plan, suitability to the neighborhood and hardship to the owner compared to the relative gains of public health safety and welfare. Staff are recommending approval as staff says it meets the Golden Factors and there is sufficient buffer with the flood plain from the existing homes to allow for R-2 zoning.

Commissioner Lally moved to change the recommendation of the Planning Commission to approval of the rezoning request to R-2 Two-Family Residential District for Ad Astra Basehor Property LLC Tract 2. In support of this motion, I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item. Commissioner Tatkenhorst seconded the motion. Motion carried 4-0.

## New Business

6. Consideration of findings related to the Residences on the Boulevard Tax Increment Financing Project Plan.

Commissioner Tatkenhorst moved to find that the anticipated uses as set forth in the Project Plan for the Residences on the Boulevard Project meet the intent of the Comprehensive Plan and authorize the Chairman to sign a resolution indicating this finding. Commissioner Spillman seconded the motion. Motion carried 4-0.

7. Preliminary Plat for Dodd Farms

Alex Van Dyke presented a staff report for a preliminary plat for a 52-acre lot that will have approximately 124 residential lots to be constructed in two phases and is recommending approval.

Commissioner Tatkenhorst motioned to approve with Commissioner Spillman seconding. Motion carried 4-0.

8. An application for rezoning to CP-2, General Business District for Epic Estates 4 LLC.

**\*Public Hearing Required\***

Alex Van Dyke presented a staff report for rezoning request from R-0 to CP-2 for a parcel of land located at the southwest corner of State Avenue (24/40) and 158<sup>th</sup> Street and is recommending approval

Commissioner Tatkenhorst motioned to open the public hearing with Commissioner Spillman seconding. Motion carried 4-0.

Public comment

None

Commissioner Tatkenhorst motioned to close the public hearing with Commissioner Spillman seconding. Motion carried 4-0.

Commissioner Tatkenhorst moved to recommend approval of the rezoning request to CP-2, General Business District. In support of this motion, I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item. Commissioner Lally seconded. Motion carried 4-0.

9. An application for rezoning to R-2, Two-Family Residential District for Epic Estates 4 LLC.

**\*Public Hearing Required\***

Alex Van Dyke presented the staff report for a parcel of land located just south of State Avenue on 158<sup>th</sup> Street consisting of approximately 110.10-acres. The applicant is requesting a rezoning from R-0 to R-2. Staff are recommending approval.

Commissioner Lally motioned to open the public hearing with Commissioner Tatkenhorst seconding. Motion carried 4-0.

Public comment

Albert Knapp, 18291 158<sup>th</sup> Street, Basehor, Ks. spoke against the rezoning request and does not want to be next to 110 duplexes and already deals with quite a bit of runoff from the property.

Commissioner Tatkenhorst motioned to close the public hearing with Commissioner Lally seconding. Motion carried 4-0.

Commissioner Lally moved to recommend approval of the rezoning request to R-2, Two-Family Residential District. In support of this motion, I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item. Commissioner Tatkenhorst seconded the motion. Motion carried 4-0.

**10. An application for rezoning to R-3, Multi-Family Residential District for Epic Estates 4 LLC. \*Public Hearing Required\***

Alex Van Dyke presented the staff report for a parcel of approximately 18.90 acres along State Avenue west of 158<sup>th</sup> Street. Applicant is requesting to rezone from the current R-0 to R-3, staff is recommending approval.

Commissioner Tatkenhorst motioned to open the public hearing with Commissioner Spillman seconding. Motion carried 4-0.

Public comment

Erica Grover, 15607 Cedar Street, Basehor, Ks. is against the rezoning and the impact it will have on the schools.

James Vinzant 18050 158<sup>th</sup> Street, Basehor, Ks. is against the rezoning to multi-family and want to keep it for single-family. He also said it would have an impact on traffic and taxes.

Stephen Brooks, 18100 165<sup>th</sup> Street, Basehor, Ks. is against the rezoning and the impact it will have on traffic and schools.

Commissioner Tatkenhorst motioned to close the public hearing with Commissioner Spillman seconding. Motion carried 4-0.


Commissioner Tatkenhorst moved to recommend approval of the rezoning request to R-3, Multi-Family Residential District. In support of this motion, I adopt by reference the Golden criteria evaluation contained in the Staff Report for this Item. Commissioner Spillman seconded. Motion carried 4-0.

**11. Reports from Special Committees**  
None

**12. Adjournment of Regular Meeting**

Commissioner Tatkenhorst motioned to adjourn with Commissioner Lally seconding.  
Motion carried 4-0, meeting adjourned at 6:42pm.

Submitted without corrections or revisions on this 10<sup>th</sup> day of February 2026.

  
Jon Gallion, Chair  
Diana Jacobson, Secretary