



City of Bonner Springs

KANSAS

Tuesday, February 17, 2026

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 6:30 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the minutes from the January 20th meeting.

Action Make a motion to approve, amend or deny the minutes as presented.

Recommendation Staff recommends the minutes be approved as presented.

Documents:

1. 1.20.2026 PC Minutes Draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING - Consider a request to amend the Unified Development Ordinance of Bonner Springs by implementing regulations related to Short-Term Rentals.

Action Make a motion to approve, amend or deny the requested amendment to the Unified Development Ordinance as presented

Recommendation Staff recommends that the Planning Commission APPROVE the amendments to the UDO as presented.

Documents:

1. CompleteStaffReportShort-termRental

OPEN AGENDA

CITY PLANNER'S REPORT

ADJOURNMENT



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - January 20, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Paul Zeps called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Chair Commissioner Greg Gebauer was absent.

CONSENT AGENDA -

Approval of minutes from the December 16th meeting - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the December 16, 2025 Planning Commission Meeting as written. The motion passed unanimously 6-0.

OLD BUSINESS -

Approval of the minutes from the November 18th meeting. - Lloyd Mesmer motioned Vincent Bombardier second to approve the minutes from the November 18, 2025 Planning Commission Meeting as presented. The motion passed unanimously 6-0.

NEW BUSINESS -

PUBLIC HEARING: Request for Preliminary Plat – PP-01-25 - Consider a request for a Preliminary Plat for the Bungalows at Bonner Springs (300 S. 130th Street) - The Community Development Director, Mark Lee, presented the Staff Report for Preliminary Plat - PP-01-25 for the Bungalow at Bonner Springs — 300 S 130th Street. Lloyd Mesmer motioned, Vincent Bombardier seconded, and the Vice Chair, Paul Zeps opened the public hearing at 6:34 p.m.

Jeremy Hall, Cavan Company of Arizona gave a presentation about the Bungalows of Bonner Springs. Cavan Company is an Arizona-based, family-owned private real estate company, and has been in business for 53 years. Eight years ago, they got into residential properties and developed single-family neighborhoods for rent. We call them the Bungalow's. They will be single family homes for rent. They have about 24 projects in Arizona, Santa Fe, Omaha and greater Kansas, Des Moines and soon to be other Midwest Cities: Chicago, Minneapolis, Milwaukee and Madison. The Bungalows are an apartment complex deconstructed as single-family homes. They are 1, 2 and 3-bedroom residents that are stand-alone homes built around common parking. Professionally managed by onsite management and maintenance. They are in the market between apartments and traditional single-family homes. They have the amenities of a clubhouse, pool, fitness center, sports courts and dog park. The pond will stay with a possible walking trail around it. The designs are farmhouse design. We are at a lower density than the apartments that were previously approved. City Capturing premium rents more than apartments but less than new homes. Small private backyards. Tenants are usually younger residents that don't want neighbors above or below and can't or don't want to buy a home and empty nesters. Entrance is off of Commercial Dr.

Vice Chair Paul Zeps asked if anyone would be speaking in favor? None
Would anyone like to speak against this project?

Greg Gibson, 13116 Heritage Dr. in Deerfield. His first concern is the size of the units. 186 units is way too much for the size of this project in the space proposed at this location. Traffic: A proposed gated community and there are only two proposed entrances and the Davis Ave entrance to the west dumps into a residential area that was designed and built for larger homes with larger square footage and larger lots. How will they like the increase in traffic? The Commercial Dr, exit to the south: the proposal states that the intersection at K-7 and Commercial Dr will be used to go south on K7. They will most likely use the intersection to the south on Commercial Dr. at Kansas Ave intersection, which will add additional chaos and concern to what is already becoming a difficult intersection. The proposal states a traffic impact study has been completed and reviewed. Can it be shared with concerned residents and is it the same traffic study from 2023 for the 204 Corner Stone Apartments project was approved or has the traffic impact study been updated? What changes? I have reached out to the USD 204 administration on their thoughts on how this addition of students will affect their enrollment capacity and busing concerns. I spoke with Superintendent Rick Moulin and a School Board member, and they were both unaware of this proposal. Cavan refers to them as projects and not communities. We must stop the multifamily build-to-rent approvals and get back to single-family owner-occupied houses and developments. This community and its school system will grow in a much more sustainable position if we do.

Paul Reese, 13282 Davis Ave. Have any communities been built in the Midwest? Jeremy Hall stated 3 in Omaha and 1 in

Kansas City, Missouri. I am confused about the traffic study. Have we done another study what study has been done and what routes?

Mark Lee stated a new traffic study has been done. We can't use the previous project, which was a 240-unit apartment project on half the property. The study takes into account this development and the routes in and out of it. It has been completed and is being reviewed by the city engineer. Police and fire have input.

Mr. Reese continued, Did they look at other options for entrances? Have we looked at Schubert Dr. to see if that is a feasible option? Street conditions are horrible with potholes. There will be 184 additional vehicles, and we may have to look at how we do maintenance on the roads. How do we protect the Integrity of the Davis Estates as this construction goes on? Dust, mud and other issues will be a problem, so I need some assurance that this will be accounted for. There are a lot of questions, and it is important that we get the right community in this area that has the least impact on the people around it.

Bradley Landers, 333 S. 132nd Terr. Traffic is a problem and the city needs to do a better job of redoing the area before they start any more development in the area. Fire and EMS need to be addressed. Build a community for families, not apartments where people just come and go.

Jason Krone, 13110 Heritage Dr. Traffic stresses on the intersection of K7 and Kansas Ave. This is not just the city, it is a state highway and the state has influence over that intersection and the timing of the lights. Currently, you may sit through 3 cycles to be able to turn left onto K7.

Charles Villareal, 807 S 131st st. So everyone will be going south to Kansas Ave? Mark Lee stated that they can go to Commercial and then go south on K7. They would use Kansas Ave to go north on K7.

Tom Brady, 347 Schubert, What is the rent going to be? I have concerns about traffic. Will there be a noise barrier for 170? How long will you guarantee that you won't sell this property? What tax incentives?

Amy Reese 13282 Davis Ave. Traffic is a concern is the study less than the previous study? Not wanting traffic to impact the children playing and the neighborhood feeling. It will change the whole dynamic of Davis Estates.

Jeremy Hall came up to answer some of the questions. We have done an independent traffic study and have not received any comments on the study yet. It will be far less than the previous study. No taxpayer funds of any kind will be used for this project. This is a market rate community and will stand on its own. It is highly unlikely that a single-family subdivision would be successful by the highway. There are gates at both the entrance and Davis Ave. There is an entrance on Davis Ave because we are required to put one there per fire code. There has to be 2 points of access. It is an exit-only gate. They are single-family one-story buildings. Rental rates are not finalized yet but will be around \$2000 for the small units and \$2500 or higher for the larger units. We chose Bonner Springs because of the lack of this kind of housing. Diversity in housing is needed and we like sights next to highways.

Lloyd Mesmer motioned, Nick Perica seconded, and Vice Chair Paul Zeps closed the public hearing at 7:31.

Lloyd Mesmer motioned, Sherri Neff seconded to accept the Preliminary Plat as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning and Development Plan Approval – BSRZ-03-25 - Consider a request for approval of a zoning change from RR (Rural Residential) and MR (Mixed-Use Residential) to the zoning category of PD-MR (Planned Mixed-Use Residential District) for 300 S. 130th Street. - The Community Development Director gave the staff report for rezoning and development — BSRZ-03-25 zoning change from RR(Rural Residential) and MR (Mixed-Use Residential) to PD-MR(Planned Mixed-Use Residential District) for 300 S 130th St. Lloyd Mesmer motioned, Nick Perica seconded Vice Chair Paul Zeps opened the public hearing at 7:47 p.m.

No comments for or against from the public.

Lloyd Mesmer motioned, Vincent Bombardier seconded, to close the public hearing at 7:53 p.m.

Discussion among the Commissioners. Paul Zeps stated he does not like the 10 houses per acre. Too dense and is not for it. Lloyd Mesmer stated he liked the basic concept. Vincent Bombardier stated he has traffic concerns that there would be a great impact. Sherri Neff stated she was for it but has traffic concerns as well.

Lloyd Mesmer motioned, Jason Cruse seconded to accept the zoning change as presented. The motion did NOT pass unanimously 0-6.

This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-25– Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 708 S. 130th Street. The request is to alter the designation from low-density residential to high-density residential to match the adjacent property. - The Community Director, Mark Lee gave the staff report on the Comprehensive Plan Change - BSCP -02-25 Amend the Springs future land use map for the property of 708 S 130th St. Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps opened the public hearing at 8:01 p.m.

Greg Gibson, 13116 Heritage Dr. What does Guy Tiner intend to build? The sign was not posted for 20 days.

Charles Villareal, 807 S 131st Street, Will have traffic problems from 300-unit apartments. Joyce Villareal stated she doesn't like the apartments either.

Joe Dooley, 740 S 131st Street, Not for this change will diminish his property value.

Jason Krone, 13110 Heritage Dr., Proper process not followed. The sign has not been there for 20 days. He just saw it today.

Mark Lee stated that he put up the sign on Monday, January 5th and the letters were mailed December 31st.

Guy Tiner stated the sign had been blown over and bent.

Jackie Ewan, 730 S 130th St. They do not want there to be access to their private road. Don't want apartments there.

The residents all stated that they did not want there to be access to their private road. Mark Lee stated there is no plan for what will be built there at this time and that there is an easement for future use if needed.

Lloyd Mesmer motioned, Nick Peric seconded, to close the public hearing at 8:30 p.m.

Lloyd Mesmer motioned, Nick Perica seconded to accept the Comprehensive plan change as presented. The motion passed unanimously 6-0.
This will go to the City Council meeting on February 9th, 2026.

RP-04-25 - Consider a Replat of part of Lot 2, Bonner Springs Senior Villas and a part of Lots 9 and 10 of the Country Hills Subdivision (708 S. 130th Street and 709 S. 132nd Street) - The Community Director, Mark Lee gave the staff report on the Replat of BSCP -04-25 Lot 2 Bonner Springs Senior Villas and part of Lots 9 and 10 of the country Hills Subdivision (708 S 130th St. and 709 S. 132nd Street)

Jason Cruse motioned, Nick Perica seconded, to approve the replat. The motion passed unanimously 6-0
This will go to the City Council meeting on February 9th, 2026.

PUBLIC HEARING: Request for Rezoning – BSRZ-02-25 - Consider a request for approval of a zoning change from GR (General Residential) to the zoning category of MR (Mixed-Residential) for 708 S. 130th Street. - The Community Director, Mark Lee gave the staff report on the rezoning - BSRZ-02-25 from GR (General Residential) to MR (Mixed-Residential) for 708 S 130th Street. Lloyd Mesmer motioned, Nick Perica seconded, Vice Chair Paul Zeps opened the public hearing at 8:37 p.m.

Residents Joe Dooley, 704 S 130th Street said he was opposed it would lower his property value.

Greg Gibson, 13116 Heritage Dr. wanted to know what the plan for this property would be and if it would be apartments.

Guy Tiner stated that this property was zoned over 40 years ago for apartments.
Lloyd Mesmer motioned, Vincent Bombardier seconded, Vice Chair Paul Zeps closed the public hearing at 8:40 p.m.

Vincent Bombardier motioned Jason Cruse seconded, to approve the rezoning as presented. The motion passed unanimously 6-0.
This will go to the City Council meeting on February 9th, 2026.

OPEN AGENDA - None

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Nothing at this time.

ADJOURNMENT - Vice Chair, Paul Zeps adjourned the Planning Commission meeting at 8:44 p.m.

Memorandum

Date: February 17, 2026
To: Mayor and City Council
From: Kiley Meierarend, Mark Lee

Subject: PUBLIC HEARING - Consider a request to amend the Unified Development Ordinance of Bonner Springs by implementing regulations related to Short-Term Rentals.

Recommendation: Staff recommends that the Planning Commission APPROVE the amendments to the UDO as presented.

Action: Make a motion to approve, amend or deny the requested amendment to the Unified Development Ordinance as presented

Background: Staff has recognized the growing popularity of short-term rentals, both locally and nationally, in an effort to provide guidance on the permitting and regulation of short-term rentals within the City of Bonner Springs, staff has created a conditional use standard – Short-term Rental – to be added to the Unified Development Ordinance (UDO).

The proposed regulations were derived from short-term rental regulations adopted by municipalities within the surrounding Kansas City Metro. Especially the regulations adopted by municipalities that have similar demographic information and housing stock vacancy rates as Bonner Springs.

Discussions between the Community Development Department, Economic Development, the City Manager, City Clerk, the Fire Department, and the Police Department were held to coordinate the requested requirements from each department. Additionally, two (2) workshop sessions were held to discuss the proposed regulations. The first was held by the Planning Commission on December 16th, 2025. The second workshop session was a joint session between the Planning Commission and City Council which was held on January 15, 2026.

The attachments indicate the regulations and requirements in the Conditional Development Standards section of the UDO, the Zoning Table of Allowed Uses with Short-term Rentals uses listed, updated General Definitions and Land Use Definitions, and the proposed Neighborhood Information document. Staff has made the appropriate changes that were derived from the work session held on January 15, 2026.

Discussion: Staff's report is attached.

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4
BSZO-01-26

Topic: PUBLIC HEARING – BSZO-01-26 – Unified Development Ordinance Amendment - Consider the creation of a conditional development standard – Short-term Rental – the regulations being proposed were derived from regulations adopted in several municipalities in the Kansas City Metro Area.

Narrative:

Staff has recognized the growing popularity of short-term rentals, both locally and nationally, in an effort to provide guidance on the permitting and regulation of short-term rentals within the City of Bonner Springs, staff has created a conditional use standard – Short-term Rental – to be added to the Unified Development Ordinance (UDO).

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Presented by: Mark Lee – Community Development Director

Prepared by: Kiley Meierarend – City Planner

Staff Recommendation: Staff recommends the Planning Commissions approve the regulations as written.

Attachments:

Zoning Table with applicable use

Recommended Short-term Rental Conditional Development Standards(2pgs)

Updated Definitions

Neighborhood Information Document (1pg)

Table Legend		Official Zoning Districts													Parking Space Requirements	
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District		ENT, Entertainment / Amusement Park District
	Use is prohibited in the district indicated															
S	Use is permitted in the district indicated following approval of a Special Use Permit															
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note															
Land Uses																

Residential Land Uses																
Assisted Living or Nursing Facility				S	S				P					S	S	2 + 1: 500 SF
Bed & Breakfast			S	S	S									S		2 + 1: unit
Boarding or Lodging House			S	S	S									S		1: unit
Dwelling, Manufactured Home	P-13	P-13	P-13													2: dwelling
Dwelling, Mobile Home																2: dwelling
Dwelling, Modular Home	S-14	S-14	S-14	S-14	S-14											2: dwelling
Dwelling, Multi-Family							P						P	P		1.5: unit
Dwelling, Single-Family Attached					P-15								P-15			2: dwelling
Dwelling, Single-Family Detached	P	P	P	P	P	P							P			2: dwelling
Dwelling, Single-Family Duplex					P	P							P			2: dwelling
Group Home			P	P	P		S						P			1.5: bed
Manufactured Home Park	S-16	S-16	S-16	S-16												2: dwelling
Rehabilitation Home			S	S												1: 400 SF
Short-term Rental	S-30	S-30	S-30	S-30	S-30	S-30							S-30			2: unit
Civic, Institutional, and Special Land Uses																
Airport or Helistop	S	S	S									S				1: 200 SF
Cemetery	S	S	S	S	S								S			1: unit
Club, Private			S	S	S											1: 400 SF
Community Garden	P	P	P	P	P	P	P						P			1: 400 SF accessible area
Community Gathering, Private	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	S-17	1: 3 attendees
Community Gathering, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P		1: 3 anticipated attendees
Day Care Center			S-18	S-18	S-18		S-18						S-18		S-18	1: 250 SF
Day Care Residence		S-19	S-19	S-19	S-19								S-19			None
Farmer's Market	S-20				S-20	S-20	S-20						S-20	S-20		4: booth
Library						P	P	P	P	S			P			1: 300 SF

28. Utility Distribution

Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.

- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
- b. Screening mechanisms shall meet the general requirements listed in **Section 4.05.C**.

29. Vehicle Tow or Storage Lot

Areas used for the storage of vehicles shall be screened from public view using a vantage point six (6) feet in height from Grade.

- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
- b. Screening mechanisms shall meet the general requirements listed in **Section 4.05.C**.

30. Short-term Rental

“Short-term rental” for the purposes of this section is defined as the leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.

- a. It shall be unlawful for a property or dwelling unit to be leased to any person for dwelling purposes without first obtaining a Special Use Permit for a short-term rental.
- b. Each short-term rental shall obtain a business license through the City Clerk, and it shall be maintained in accordance with Chapter 5 of the Bonner Springs Municipal Code.
- c. **General Requirements**
 1. The duration of each rental must be for a minimum of two (2) consecutive nights.
 2. There may be no more than two (2) adults per bedroom with a maximum of seven (7) total overnight guests.
 3. The short-term rental must be registered with a booking service.
 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 1,000 feet of an existing short-term rental.
 - a. The 1,000 feet will be measured at the closest point between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.
 - b. For short-term rentals in the Central Commercial district, no more than one (1) parcel shall be granted a special use permit within a street block face.
 - c. Only one (1) short-term rental shall be issued per addressed dwelling.
 5. Two (2) off-street parking spaces shall be provided, except for short-term rentals in the Central Commercial district one (1) space shall be provided.
 6. No more than two (2) short-term rental permits can be held by the same owner at any given time in the City of Bonner Springs.
 7. Short-term rentals shall not be permitted on parcels in which the use is prohibited by deed or plat.

8. The property owner shall display a current “Neighborhood Information” document. The Neighborhood Information document will be provided by the City and shall inform the guests of the maximum overnight occupancy, the phone number for the Community Development Department and the Code Enforcement Officer, and explain that all guests of any short-term rental are required to comply with all relevant City ordinances and State Statutes.
 9. The property owner shall be responsible for the collection of all lodging/transient guest taxes duly owed under state and local law.
 10. Occupants of a short-term rental shall obey all applicable municipal codes, ordinances, and laws of the county and state.
- d. Application Requirements – The application materials for a Special Use Permit as listed in **Section 2.03B** above shall be required in addition to the following requirements.
1. A letter of consent from the property owner acknowledging the application for the property to be used as a short-term rental.
 2. A management plan for the property consisting of:
 - a. Contact information for the responsible party who will run and maintain the short-term rental, the responsible party shall be available 24 hours a day, seven days a week during any rental period to address complaints;
 - i. It shall include the person's name, phone number, and address within a 30-minute drive of the subject property. A post office box is not acceptable as a mailing address for any such person.
 - ii. If the responsible party is a part of a management company, the State of Kansas Business ID for the company shall be provided.
 - b. The proposed percentage of the year that the property will be used as a short-term rental.
 - c. The booking service that the short-term rental will be listed through; and
 - d. A copy of the listing materials and rules for the short-term rental and the posted safety plan.
 3. An accurate floor plan, including all exits for fire safety purposes, the number of bedrooms used, and number of beds proposed to be used.
 4. Proof of an insurance liability policy covering the entire subject property.
 5. The report from an interior inspection performed by the City or their designee, shall confirm that the property has:
 - a. A working fire extinguisher on each floor of the residence used for short-term rental that is maintained according to State requirements and properly displays the inspection history of the device; and
 - b. Interconnected and functional smoke alarms installed in every room used for sleeping with an additional alarm installed on every level of the short-term rental space in non-sleeping areas. Each short-term rental shall have a functioning carbon monoxide alarm.
 6. A parking plan, indicating the dedicated off-street parking spaces on the subject property.

7. Proof of registration with a booking service.
8. Additional site plans and other related materials, at the discretion of the Community Development Director

The City shall have authority to exercise its licensing powers under **Section 2.03B** including the power to revoke a Special Use Permit for a property found to be in violation of this Code.

Chapter 5. Definitions

Section 5.01. General Definitions

This **Section 5.01** defines general terms used throughout these regulations:

1. **Abutting**
Adjacent, adjoining, and contiguous to.
2. **Access**
A means of approaching and entering a Parcel or structure, or the ability to traverse a Parcel or structure.
3. **Alley**
A secondary means of Access to Abutting Parcels constructed within a dedicated Right-of-Way which is used primarily for vehicular service Access to the back or sides of Parcels otherwise Abutting on a street.
4. **Alteration**
A physical change in, or to, a Building or site.
5. **Applicant**
The person responsible for the submission of an application as, or on behalf of, the property owner
6. **Attached**
A method of construction in which one object, structure, or other feature is dependent on another in order to remain structurally sound, operational, and suitable for human and natural interaction.
7. **Automatic Irrigation**
A permanent automated irrigation system designed to start and stop the transport and distribution of water through a supply channel.
8. **Bedroom**
Any room or space used or intended to be used for sleeping purposes in a dwelling unit. The room or space must include a closet and a window that meets egress requirements.
9. **Berm**
An earthen mound designed to provide visual interest, screening, or buffer.
10. **Block**
A Parcel of land or a group of Parcels bounded by thoroughfare Right-of-Ways.
11. **Board of Zoning Appeals**
The Board of Zoning Appeals of the City of Bonner Springs, Kansas.
12. **Booking Service**
One or more online, computer, or application-based platforms that specialize in short-term rental travel bookings that individually or collectively can be used to list or advertise offers, and either accept such offers, or reserve pay for such rentals.
13. **Building Code**
The officially adopted Building Code of the City of Bonner Springs, Kansas, as amended.

85. *Nonconforming*

A condition that occurs when, on the effective date of adoption of this code or a previous ordinance or on the effective date of an ordinance, text amendment, or rezoning, an existing Lot, structure, Development, or use of an existing Lot or structure does not conform to one or more of the regulations currently applicable to the district in which the Lot, structure, Development, or use is located.

86. *Nonconforming Lot*

See **Section 2.07.C.**

87. *Nonconforming Structure*

See **Section 2.07.D.**

88. *Nonconforming Use*

See **Section 2.07.E.**

89. *Occupant*

Any individual who lives or sleeps in a building or has possession of a space within a building.

90. *Occupied*

The use or intended use of land or Buildings by proprietors or tenants.

91. *Official Zoning Districts*

*Sections of the City of Bonner Springs, Kansas, as depicted on the Official Zoning Map established in **Section 2.04.A.***

92. *Off-Site*

Outside the limits of the area encompassed by a subject Parcel, or the limits of a Development.

93. *On-Site*

Within the limits of the area encompassed by a subject Parcel, or the limits of a Development.

94. *Open Space*

Any public or private land or area intended for preservation, recreation, amenities, buffering, or Landscaping.

95. *Orientation*

The direction in which a structure's primary Façade is facing.

96. *Oversizing*

The designing of Infrastructure to handle an excess of the maximum needed to serve a Development.

97. *Owner*

Any person, agent, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the State, County or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

98. *Parcel*

A contiguous quantity of land in the possession of, owned by, or recorded as the property of the same owner or owners, and which includes the terms "Tract" and "Lot".

99. *Parking Space*

Stalls, including but not limited to those within a garage, reserved exclusively for the parking of a vehicle.

100. Person

An individual, corporation, partnership or any other group that acts as a unit.

101. Pitched Roof

See Roof, Pitched.

102. Phase

A designated portion of a Development that is intended to be constructed prior to other designated portions of the Project.

103. Planning Commission

The Planning Commission of the City of Bonner Springs, Kansas.

104. Plat

A document made to a measurable scale upon which a description and definition of real property is made, and indicates the way in which the requirements of these regulations are to be met.

105. Premises

A lot, plot or parcel of land, easement or public way, to include any structures thereon.

106. Primary Building

The Building(s) on a Parcel that are Occupied by the primary use.

107. Professional Engineer

A person licensed as a Professional Engineer in the State of Kansas.

108. Project

A submission, or series of submissions, intended to develop or redevelop land within the City.

109. Protected Tree

An Existing Tree in excess of two inches in Diameter at Breast Height that is designated to remain On-Site during and after Development.

110. Rear Lot Line

See Lot Line, Rear.

111. Recreational Vehicle

Any type of vehicle used primarily for recreational pleasure, which is either self-propelled, mounted on, or pulled by another vehicle.

112. Rehabilitation

The act or process of returning a property to a state of utility through repair or Alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

113. Responsible Party

An individual or entity designated by the property owner to manage the short-term rental and respond to complaints or emergencies, ensure compliance with applicable regulations, and maintain communication with the guests and authorities.

157. Street block face

All the lots fronting one side of any street segment intersected by two other streets.

158. Street, Collector

A collector thoroughfare, either existing or planned, as depicted on the City's most recent Transportation Plan Map.

159. Street, Cul-de-sac

A type of dead-end street having one vehicular Access to another street, and terminated on the opposite end by a vehicular turnaround.

160. Street, Dead-end

A street, other than a cul-de-sac, with only one outlet.

161. Street, Interior

Streets that are generally located within a Development boundary.

162. Structure

Anything above three (3) feet in height constructed or erected that is secured to the ground or something else secured to the ground, or is placed on the ground and intended for human activity, including but not limited to Buildings and Signs, but excluding Fences, Retaining Walls, Sidewalks, and curbs.

163. Subdivider

Any person or authorized agent thereof that divides or proposes to divide land to constitute a Subdivision.

164. Subdivision

The division of a tract of land into two or more Lots for the purpose, whether immediate or future, of sale or building Development or transfer of ownership except for transfer to heirs of an estate, and shall include re-Subdivision.

165. Submittal Date

The day or date on which an application is submitted.

166. Surveyor

A person licensed as a surveyor in the State of Kansas.

167. Tangent Line

The line formed by continuing the trajectory of a straight line that meets a curve end or start point.

168. Tenant

A person who owns or is entitled to occupy a Dwelling Unit, Parcel, or other Structure.

169. These Regulations

The Unified Development Code of the City of Bonner Springs.

170. Topography

The physical terrain elevation and slope of a Parcel.

171. Tract

A Parcel recorded with the County by means of metes and bounds, conveyance, or other instrument, excluding a Plat.

265. Salvage Operation or Junk Yard

An establishment engaged in the storing, selling, dismantling, shredding, compressing, or salvaging of materials, equipment, or motor vehicles for the purposes of selling, recycling, or discarding said items, and which may include Improvements such as Fences, machinery for recycling or moving said items, and offices for the operation of such establishment.

266. School, College or University

A public or private institution providing post-secondary education and degree issuance for studies involving the arts, humanities, sciences, or other advance fields of study, but excluding technical skills or trades.

267. School, High

A public or private institution providing education to students in grades 9 through 12.

268. School, Kindergarten through Intermediate

A public or private institution providing education to students in kindergarten through grade 8

269. School, Trade

A public or private institution providing courses of study wholly within an Enclosed Building leading to credentialing in a recognized profession, including but not limited to information technology, dental assistance, medical assistance, and mechanical services,

270. Seasonal Sales

A temporary Retail establishment relating to or varying in occurrence according to the season, including but not limited to farmer's markets, exclusive sales of Christmas trees, pumpkins, firewood, or other seasonal items, or semi-annual sales of art or handcrafted items in conjunction with community festivals or art shows.

271. Self-storage, Indoor

An establishment located wholly within an Enclosed Building providing individual units for rent or lease solely for the storage of personal items of the lessee.

272. Self-storage, Outdoor

An establishment providing individual units for rent or lease solely for the storage of personal items of the lessee, wherein Access to the units is achieved via outdoor Driveways internal to the site.

273. Shooting Range

An establishment wholly Enclosed within a Building engaged in the planned discharge and use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any similar firearm for training or recreational purposes.

274. Short-term Rental

The leasing of single-family dwellings, two-family dwellings, attached dwellings, accessory dwelling units, and dwelling units in commercial buildings, or a portion thereof, for not more than twenty-eight (28) consecutive days.

275. Sports Court of Field

An accessory area designed for recreational purposes, including but not limited to basketball courts, tennis courts, volleyball courts or pits, or other field sports, and which may include necessary fencing and lighting features.

276. Stable, Commercial

An establishment offering the boarding, breeding, training, or raising of horses for a fee, including but not limited to the rental of horses for riding or other equestrian activities.

Neighborhood Information

SHORT-TERM RENTAL GUIDELINES

Occupants of a short-term rental shall obey all applicable municipal codes, ordinances, and laws of the county and state.

Overnight Occupancy

The maximum overnight occupancy is seven (7) total guests

Noise Ordinance

It is unlawful for any person to make or allow to be made within the city limits of the City of Bonner Springs, Kansas, any excessive, unnecessary, unusual, disturbing, or loud noise which creates a nuisance or injures, annoys, disturbs, or endangers the comfort, health, peace, or safety of others, or interferes with the use or enjoyment of property of any other person, unless the making of such noise is necessary for the protection and preservation of property or the health and safety of individuals in the City.

Parking Requirements

Vehicles shall be parked on a paved driveway.



For Emergencies Contact 911

Bonner Springs Police
Department, Non-Emergency
Dispatch: 913-596-3000

Bonner Springs Code
Enforcement: 913-298-3195

Community Development
Department: 913-667-1710

City of Bonner Springs
200 E. 3rd Street, Bonner Springs, KS
913-422-1020 | www.bonnerrsprings.org

