



# City of Bonner Springs

## KANSAS

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### **Planning Commission Minutes - Regular Meeting - November 18, 2025**

#### **PLANNING COMMISSION MEETING - 6:30 PM -**

**CALL TO ORDER - ROLL CALL** - Chairperson Greg Gebauer called the meeting to order at 6:30 p.m. The Community Development Director called roll and a quorum was present. Commissioners Larry Clark, Sherri Neff and Jason Cruse were absent.

#### **CONSENT AGENDA -**

**Approval of the minutes from the October 21st, 2025 meeting** - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the October 21, 2025 Planning Commission Meeting as written. The motion passed unanimously 5-0.

#### **OLD BUSINESS -**

**Special Use Permit – SUP-03-25 – Evergy; Whippoorwill Electrical Substation** - The Community Development Director presented the staff report. Paul Zeps asked to go over the issues that were raised about the site. Mark Lee said they have a new Superintendent on site and have addressed a few issues at the site and on the corner. Mark Lee stated residents Derek and Marcy Sunderman and Miss Billings were concerned about the reduction of their property values.

Paul Zeps motioned Lloyd Mesmer seconded to accept and approve the motion for Special Use Permit - SUP-03-25 - Evergy Whippoorwill Electrical Substation as written with all staff exceptions.

Paul Zeps and Vincent discussed that it meets all legal criteria and requirements. Paul Zeps asked the requirements and height to screen it. Is it just a 6' fence? Mark Lee stated there will be screening requirements that meet the Unified Development Ordinance. Not just a fence and we do not have a full site plan yet.

The Community Development Director took a roll call vote and the motion passed unanimously 5-0. Chair Greg Gebauer stated this will proceed to City Council on December 15th for final action.

Residents from Edwardsville spoke about not taking into consideration the neighborhood. Mark Lee stated the public input portion was already done. Paul Zeps asked to provide a procedural answer to their question. Chair Greg Gebauer stated that the Public Hearing was conducted, residents and the applicant spoke and the vote was tabled to a later time to address issues including the mailing notification. Documentation was mailed October 1st meeting the statutory requirements for notifications of public hearings.

#### **NEW BUSINESS -**

**RP-03-25 - Replat 319 Lake Forest Drive** - The Community Development Director gave the staff report on the proposed replat. Paul Zeps moved Nick Perica seconded to approve the replat as stated with staff stipulations. The motion passed unanimously 5-0.

#### **OPEN AGENDA -**

#### **COMMUNITY DEVELOPMENT DIRECTORS REPORT -**

**CDD Report** - Will not be having number 1. We did not receive all the information we needed to meet the deadline.

- Community Development Director, Mark Lee gave an update on projects in the City. Overland Cabinet is expanding.
- Old Castle south of the river will be expanding.
- Paul Zeps asked about landscaping requirements for Old Dominion and their trucks using K7 and Kansas Ave intersection.
- Kiley has been tasked with short-term rental regulations. She worked on Kansas City, Kansas rentals. A workshop will be held on December 16th after the regular Planning meeting to discuss safety, permitting and licensing starting downtown. Consider a pilot program and special use permits for in-town rentals.

- Lot combination in Cedar Ridge
- Senior villas at 132nd and Kansas Ave
- 138th Street update — should be opened by the end of the year
- 120 Oak St apartments
- Compass/Steamboat at Riverview
- Sandstone has about 7-8 more buildings left before being completed.
- Quik Trip Grand Opening on Thursday at 9am.
- Development East of K7 at Nettleton and looking at how to get a sewer main to the area. Will be meeting with KDOT after Thanksgiving.

**ADJOURNMENT** - Greg Gebauer adjourned the Planning Commission Meeting at 7:26 P.M.