



City of Bonner Springs

KANSAS

Tuesday, April 21, 2026

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

PLANNING COMMISSION MEETING - 7:00 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 of the March 17th, 2026 meeting.

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

Recommendation Staff recommends the minutes be approved as written.

Documents:

1. 3.17.26 PC minutes Draft

OLD BUSINESS

1. Unified Development Ordinance Amendment – BSZO-01-26 Short-Term Rental Regulations

Action Make a motion to approve, amend or deny the requested amendments of the Unified Development Ordinance as provided.

Recommendation Staff recommends the regulations be adopted as presented.

Documents:

1. CompleteAgendaItemBSZO-01-26STR

NEW BUSINESS

1. Easement Vacation - EV-01-26 – 1781 S. 136 Street

Action Make a motion to vacate the easement as described

Recommendation Staff recommends approval of the access easement vacation as indicated on the exhibit.

Documents:

1. CompleteAgendaItemEV-01-26 EasementVacationStaffReport

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. Information only

Action None

Recommendation NA

Documents:

ADJOURNMENT

Memorandum

Date: April 21, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Approval of the minutes of the March 17th, 2026 meeting.

Recommendation: Staff recommends the minutes be approved as written.

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

Background: NA

Discussion: Minutes are attached.

Financial Impact:



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - March 17, 2026

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER – ROLL CALL –

Chair Greg Gabauer called the meeting to order at 6:30 p.m. The Community Development Director took roll and a quorum was present. Commissioners Paul Zeps, Nick Perica and Jason Cruse were absent.

CONSENT AGENDA -

Approval of the minutes of the February 17th, 2026 meeting. - Vincent Bombardier motioned and Sherri Neff seconded to approve the February 17, 2026, meeting with the correction made to CO2. The motion passed unanimously 4-0.

OLD BUSINESS -

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 considering the request for a preliminary plat for the Bungalows at Bonner Springs. Chair Lloyd Mesmer motioned to open the public hearing at 6:34 p.m.

After the Public Hearing for Case Number PP-01-25 was opened discussion was had on the order in which PP-01-25 and BSRZ-03-25 should be addressed by the commission. After discussion, it was decided to close the public hearing for PP-01-25 at 6:37 pm and hear case BSRZ-03-25; the request for rezoning and development plan for the Bungalows at Bonner Springs, before the preliminary plat.

Lloyd Mesmer motioned and Chair Greg Gebauer reopened the public hearing for case number PP-01-25 at 7:25 p.m.

Greg Musil asked for the approval of the preliminary plat.

No one spoke for or against the proposal.

Lloyd Mesmer motioned to close the public hearing. Greg Gebauer closed the public hearing at 7:27 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded, to approve the preliminary plat. Sherri Neff voted No. The motion passed 3-1.

The Commission took a 5-minute break.

PUBLIC HEARING – Rezoning - 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 BSRZ -03-25 for the rezoning and development plan for the Bungalows of Bonner Springs. Lloyd Mesmer motioned and Greg Gebauer opened the public hearing at 6:40 p.m.

Greg Musil - 11005 W 141st, Overland Park, KS - Attorney for Cavan Companies gave a presentation on the traffic study. The Bungalows have fewer units at 184 and less traffic than what was previously approved in 2023 for 204 apartment units. The study showed no change in the traffic study from 2023 to the present study. The traffic study had been completed by our traffic engineer but had not been reviewed by Wilson and Company, the City engineer, by the January 20, 2026, meeting. City Council discussed and sent it back to the Planning Commission for review. Amy McCurdy did the traffic study in 2023 and was present on zoom. Our contention is that there will be no lower traffic generator on this site than the project up for review tonight. The A.M. peak for the previously approved apartment plan generated 86 A.M. trips in and out. The proposed development 48 trips or 67% fewer trips than the previous 2023 plan. On the P.M. peak trips, the in and out approved apartment plan generated 108 trips and our development would be 86 trips or 52% less trips than the approved plan. There are concerns about the intersection at K7 and Kansas Ave and what impact there would be. Traffic engineers do levels of service A,B,C,D,E,F . Acceptable Level of service (LOS) threshold is considered Level D or better. The A.M. peak LOS was C and is still C. The P.M. peak LOS was D and is still D. Ms. McCurdy's conclusion is there are no significant changes in operations. You can make some improvements by optimizing and adjusting the signal timing, which is run by KDOT. I want to clarify that the point to the west at Davis Ave will be an egress or exit only. They will not be coming in that point.

Speak in Favor - **NONE**

Speak opposed

Brad Landers - 333 S 132nd Terr. I disagree. The traffic study was not the only reason the City Council sent it back. They sent it back because they didn't have a reason why you turned it down the first time. I live on the backside at the corner of 132nd and Davis. They plan on putting units 10 feet off my property line. Density is the biggest problem I have with this.

Gregg Gibson - 13116 Heritage Dr. I would like clarification on the traffic numbers on pages 7, 8 and 10. Mark Lee stated the numbers on pages 7 and 8 are existing traffic. The numbers on page 10 are future. We will clarify that with Ms. McCurdy. Mr. Gibson addressed the commission on January 20th. At the council meeting, several council members said they didn't understand why the commission voted the way you did. This project is too dense for the space and the increase in traffic will only exasperate an already chaotic traffic mess at K7 and Kansas Ave.

Sherri Neff asked, Did they take into account the apartments south of Kansas Ave that are being built now?

Amy McCurdy, traffic engineer, answered. She asked if this was existing or new. Mark Lee said they are being constructed now and there are 48 senior units. 48 senior units are one of the lowest traffic generators. There would be an additional 2223 trips in the morning and about the same in the afternoon. They generally do not generate trips during the peak hour. Greg Musil asked Amy to clarify pages 7 - 8 and 10-11 existing traffic vs anticipated traffic. Can you tell us how you got those numbers? Amy stated that the existing traffic volumes are from actual counts done at the site, so that would be figure 3 for the A.M. peak hours outside parenthesis and inside parenthesis is the peak hour of the afternoon count. She stated that the appendix gives a complete break-down.

Greg Musil stated to be clear, the existing load is on page 4. The existing plus the new site is on page 7. The existing plus the site plus future development in the corridor is on page 10.

Sherri Neff asked, Are you saying that the new construction south of Kansas Ave would be an additional 23 A.M. and P.M.? Amy McCurdy stated, " Yes, that is off the cuff and senior development is generally the lowest trip generating rates." Generally, if you can get the A.M. and P.M. peak hours to work, the rest will operate better. Seniors don't need to be at school or work at 8 or the dentist at 8, so they schedule their trips outside the peak periods. Sherri asked if the trips would double if another 48 units were there. Amy McCurdy said it would be close but not necessarily double. Sherri stated it is not Senior it is 55 plus. Amy stated age restriction is basically what this falls in. Greg Musil addressed the 10' setback comment and stated that the setback is 25'.

Chair Greg Gabauer called for a motion to close the public hearing. Lloyd Mesmer motioned to close.

The public hearing was closed at 7:12p.m.

Vincent Bombardier wanted to discuss the operation and optimization and said that the engineer approved it because it's positive. KDOT is looking at this intersection for future adjustments based on growth and how it affects K7 so when the need arises, the adjustments are made. So KDOT has more control of the intersection than the city. Mark Lee stated yes, KDOT has full control of the intersection and any improvement. KDOT has a plan for an overpass at that intersection and there is some resistance to that design.

Sherri Neff stated that the report says they can make adjustments at the intersection for timing and flow. Does the City have any options for working with the city for another stoplight? Mark Lee stated that KDOT would not allow another stop light and that a roundabout would not work there either, because delivery trucks have to use Kansas Ave to back into the dock and would not be able to. A roundabout would have to be enormous and take up the parking lot of local businesses. It's a commercial intersection and the major intersection in our city. Sherri Neff stated she likes the layout of the Bungalows but the traffic is the main issue. Mark Lee stated the whole K7 and Kansas Ave intersection is a major project.

Lloyd Mesmer motioned Vincent Bombardier seconded to approve the rezoning and development plans for the Bungalows of Bonner Springs.

Greg Gebauer asked for a roll call vote. Sherri Neff voted against. The motion passed 3-1. This item will be at the April 13, 2026 City Council meeting.

PUBLIC HEARING – Rezoning - BSRZ-01-26 – 236 Santa Fe Road – Consider a request for approval of a zoning change from RR (Rural Residential) to the zoning category of HI (Heavy Industrial). - The Community Development Director, Mark Lee, gave the staff report fo Rezoning of BSRZ 01-26.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:36 pm. No one spoke for or against. The applicant, Jason Bowman, 14620 Archer Rd, said that the land had been vacant for a long time. He wants to put a small garage there.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:39 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded to approve the rezoning of BSRZ 01-26. Lloyd stated that the applicant will be improving the look of the neighborhood if he builds what is proposed.

The motion passed unanimously 4-0.

It will be on the April 13th City Council meeting agenda.

PUBLIC HEARING – Rezoning - BSRZ-02-26 – Destination KCK - Consider a request for approval of a zoning change from RR (Rural Residential); MR (Mixed-Residential) and LI (Light Industrial) for 12301, 12215 and 11801 State Avenue as well as 720 N. 118th Street to a zoning category of ENT (Entertainment District). - The Community Development Director, Mark Lee, gave the staff report for BSRZ 02-26, Destination KCK.

Lloyd Mesmer made the motion and Greg Gebauer opened the public hearing at 7:44 pm.

Speaking in favor - **None**

Speaking Against

Laura Burch, 101 S 118th Street, stated she opposes this because it is right next to a residential area. The noise, bright lights, crime, traffic, views from homes and property values. Nuisance law states that you cannot use your property in a way that unreasonably interferes with someone's use and enjoyment of someone else's land and placing an amusement park or entertainment center near homes is an infringement on residents' right to enjoy their peace and quiet and privacy. I would hope there is some kind of buffer zone or are you condemning the residents' houses like they did for the speedway? She stated there would have been more people here, but they didn't know about this hearing.

Andy Gabbert 10733 W 109th St. Overland Park Ks, Consultant for Destination KCK stated that they are moving forward. To answer some of the questions, there is a 120' wide right of way to the south of the property. This is a major intersection in Bonner Springs and is prime for this kind of development and rezoning. This was zoned industrial and would say this is more favorable than industrial.

Lloyd Mesmer made a motion and Greg Gebauer closed the public hearing at 7:53 p.m.

Vincent Bombardier motioned Lloyd Mesmer seconded to approve BSRZ 02-26.
The motion passed unanimously 4-0.

PUBLIC HEARING - Rezoning: BSRZ-03-26 – 601 E. Front Street – Consider a request for approval of a zoning change from CC; (Central Commercial) to HC (Highway Commercial) - Item was rescinded. The applicant found another tenant and pulled the rezoning.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT –

April 20th will have a work session with the City Council to discuss growth planning. It is the day before our regular Planning session.

He also stated that he had 4 interviews for City Planner position on Wednesday.

ADJOURNMENT - Chair Greg Gebauer adjourned the meeting at 8:02 p.m.

Memorandum

Date: April 21, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Unified Development Ordinance Amendment – BSZO-01-26 Short-Term Rental Regulations

Recommendation: Staff recommends the regulations be adopted as presented.

Action: Make a motion to approve, amend or deny the requested amendments of the Unified Development Ordinance as provided.

Background:

At the March 9th City Council meeting, the Council chose to remand this item back to the Commission to discuss the minimum required distance between allowed units – outside of downtown – some on the Council felt that the distance of 1,000 feet was too great. Also in those discussions was the specific request to review “Section 4, line items A and B, to discuss downtown inventory, and reconsider city-wide density restrictions.” That language is as follows –

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.

Discussion: Staff's full report is attached; It provides information from the previously conducted housing study.

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 3

BSZO-01-26

Remanded back to Planning Commission – Revised/Additional Staff Report

TOPIC UNFINISHED BUSINESS:

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:

At the March 9th City Council meeting, the Council chose to remand this item back to the Commission to discuss the minimum required distance between allowed units – outside of downtown – some on the Council felt that the distance of 1,000 feet was too great. Also in those discussions was the specific request to review “Section 4, line items A and B, to discuss downtown inventory, and reconsider city-wide density restrictions.” That language is as follows –

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.

A housing study conducted in June of 2022 provides the following information -

Single family housing sales in Bonner Springs have total home sales have declined gradually over the past 6 years, from 15 home sales in 2016 to 4 home sales by 2021. The reason for the decline in new home sales is a lack of available lots as our subdivisions are nearly full.

As of June 2022, a reported 21 homes were listed in Bonner Springs. This is up from the April 2021 when a local realtor expressed concerns to the City Council regarding the rising cost and lack of available for-sale homes in Bonner Springs with only one or two on the market at any given time and the competitiveness of the market leading to multiple offers and very quick sales.

Based on home sales data published by the MLS, it appears Bonner Springs supports a diverse for-sale housing market. Older, smaller homes are very affordable and are suitably priced for first-time buyers and empty nesters seeking to down-size. New housing is comparable to that found in the Kansas City MSA and is suitable for move-up buyers and people relocating from outside the area. This diverse mix of housing and pricing is a major competitive advantage for attracting jobs to Bonner Springs.

Interviews and surveys were conducted with a variety of stakeholders in an effort to gain a deeper understanding of Bonner Springs’ for-sale housing market. The bullet points below summarize the comments received.

- Over 73 percent of survey respondents have searched for housing in Bonner Springs. Of those respondents:
 - o 40 percent had difficulty finding suitable housing within the timeframe they were searching
 - o 64 percent encountered housing options with significant upgrade or repair needs.
 - o 23 percent had difficulty finding a home large enough for their family
 - o 21 percent could not find appropriate senior housing
 - o 65 percent had difficulty finding a home they could afford
- Approximately 35 percent of respondents that live in Bonner Springs would like to stay in their home as-is for the near future.
- Over 30 percent of respondents that live in Bonner Springs would like to stay in their home in the near future, but would like to make significant upgrades or additions.
- Nearly 21 percent of respondents would like to buy and move to a different home in Bonner Springs in the near future.
- 16 percent of respondents would like to move to a home in Bonner Springs in the near future that will allow them to age-in-place.
- 76 percent of respondents felt Bonner Springs needs more single-family housing.
- 25 percent of respondents felt Bonner Springs needs age-restricted communities.
- Over 94 percent of respondents feel for-sale housing within the price range of \$120,001 to \$250,000 was most needed in Bonner Springs; 36 percent felt for-sale housing over \$250,000 was most needed; and almost half felt housing under \$120,000 was also needed.
- The housing market has been very competitive over the past two years, and is only improving slightly as interest rates and inflation increase.
- There are very few available buildable lots. More subdivisions are needed to accommodate the demand for new housing.

Table 19: Bonner Springs, Kansas, Traditional Residential Subdivisions

Subdivision	Improved Lots	Homes Built	Homes U/C	Available Lots
Pioneer Hills	58	58	0	0
Deerfield	145	145	0	0
Brenton Estates	16	16	0	0
Whispering Woods	28	28	0	0
Lei Valley Phases 1-3	194	194	0	0
Cedar Springs	111	111	0	0
Tiblow Townhomes	20	20	0	0
Cedar Ridge	33	18	1	6
Cottages at Cedar Springs	13	9	0	3
Totals	618	599		

Source: City of Bonner Springs

There are no more available lots in the Cottages development; with 5 remaining in Cedar Ridge. This housing report did not account for the Sandstone Townhomes development, those 140 units are filling as fast as the developer can obtain occupancy certificates. As of this date, April 2, 2026, no new subdivisions have been platted, none have been expanded into other phases; so therefore, no new lots for home construction have been created.

Findings provided by the Housing Needs Analysis prepared for the City of Bonner Springs, Kansas include:

- There is a shortage of quality housing within the city.
- Despite current incentives, such as the Neighborhood Revitalization Program, this shortage of housing is expected to persist, and additional financial incentives are necessary to encourage the private sector to construct or renovate housing in the city.
- The shortage of quality housing is a substantial deterrent to the future economic growth and development of the city.
- The future economic well-being of the city depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the city.

Demand for additional housing over the next decade in Bonner Springs, Kansas, will primarily come from household growth, although replacement need may also contribute to the demand for additional residential housing stock. Pent-up demand can also be a source of housing demand and generally occurs when the overall rental vacancy rate is below the 5 to 7 percent stabilized rate. **With the 2020 Census reporting the overall occupancy rate in Bonner Springs at 97 percent, there is a high pent-up demand.** There are no large market-rate or moderate-income apartment properties in Bonner Springs, and our research indicates there is high demand for these products.

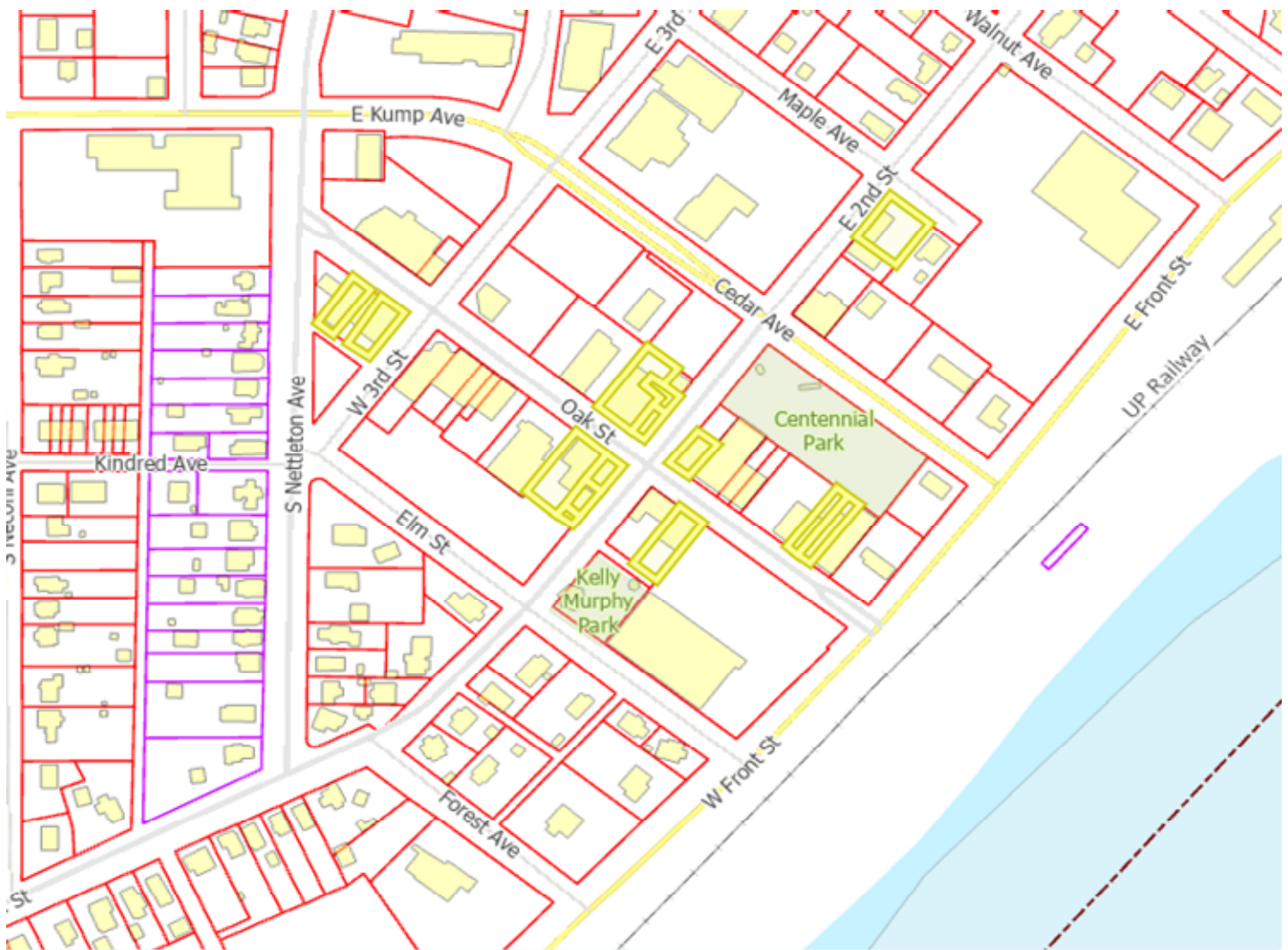
From 2020 to 2030, Bonner Springs' population is forecast to increase by 474 new residents for a total of 8,313 residents. Consistent with national trends the elderly and family/working adult populations are expected to continue to grow at a much faster rate than the City as a whole. The steady population growth over the next decade will generate additional demand for both for-sale and rental housing in Bonner Springs.

In a quick internet search conducted on April 2nd, 2026 the following was indicated –

As of early April 2026, there are approximately 20 residential listings for sale in Bonner Springs, KS, depending on the source, with a median list price generally between \$300,000 and \$400,000.

Regarding downtown proper, the regulations state that one STR is allowed per block face, doing a quick inventory of structures downtown that could potentially be utilized as STR's; staff has concluded that there are potentially 14 buildings that allow for residential living as stated in the Unified Development Ordinance. Those units are listed below.

- 2 in the 300 block of Oak (above 300 or 306 Oak)
- 2 on the south side of the 200 block of Oak (above 200 or 206 Oak)
- 2 on the north side of the 200 block of Oak (above 203 or 205 Oak)
- 1 on the south side of 100 block of Oak (above 128 Oak)
- 3 on the north side of 100 Oak (above 113 or 115 or 135 Oak St)
- 1 in the 100 block of East 2nd (one above 103 E. 2nd)
- 2 in the 100 block of West 2nd (of which one STR exists currently at 111 W. 2nd St)
- 1 in the 200 block of East 2nd (above 216 E. 2nd)



With those units indicated, it must be noted again; that only one unit per block face is allowed. Some of the buildings mentioned above may consist of more than one unit, staff is aware of at least 6 buildings that have multiple units in each; there could be 15 or more individual units in these six buildings alone. STR's are limited to one per addressed building as well as the block face, thus these multi-unit buildings would only be allowed to utilize one unit for said STR purpose.

In total the Central Commercial District would allow for 8 Short-Term Rental units scattered amongst those 14 buildings.

PRESENTED BY: Mark Lee – Community Development Director

STAFF RECOMMENDATIONS: 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



Memorandum

Date: April 21, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Easement Vacation - EV-01-26 – 1781 S. 136 Street

Recommendation: Staff recommends approval of the access easement vacation as indicated on the exhibit.

Action: Make a motion to vacate the easement as described

Background: A petition has been filed requesting the vacation of an Access Easement provided on Lot 2 of the East Grandview's New Addition. The access easement is private in nature but being indicated on the plat, must be removed via action taken by the city, i.e. recommendation by the Planning Commission and passage of an Ordinance by the Governing Body.

Originally, the developer of the property believed he may need this easement in place in order to access Lot 1 via a portion of Lot 2 due to a small ravine that traverses the property. The developer has since determined that he does not in fact need this easement and has requested it be removed.

All other Utility Easements described and shown on the approved and filed plat shall remain as indicated.

Discussion: Staff's report is attached.

Financial Impact:

City of
Bonner Springs
Agenda Item Cover Sheet

Agenda Item No. 4
CASE NO. EV-01-26

Topic: PUBLIC HEARING – Easement Vacation - EV-01-26 – 1781 S. 136 Street; Access Easement Vacation. The applicant is requesting the removal of an Access Easement that was placed on the previous plat of the East Grandview’s New Addition. The request comes from the property owner.

Narrative:

A petition has been filed requesting the vacation of an Access Easement provided on Lot 2 of the East Grandview’s New Addition. The access easement is private in nature but being indicated on the plat, must be removed via action taken by the city, i.e. recommendation by the Planning Commission and passage of an Ordinance by the Governing Body.

Originally, the developer of the property believed he may need this easement in place in order to access Lot 1 via a portion of Lot 2 due to a small ravine that traverses the property. The developer has since determined that he does not in fact need this easement and has requested it be removed.

All other Utility Easements described and shown on the approved and filed plat shall remain as indicated.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends the Planning Commission approve the requested access easement vacation with the stipulations listed in the Staff report.

DRT Review Comments: Included within staff report

Attachments:

Staff Report (2pgs)
Aerial Image (included in report)
Copy of existing East Grandview’s New Addition (1pg)
Survey Exhibit (1pg)

VACATION OF EASEMENTS, STREETS OR ALLEY RIGHT OF WAY – 1718 S. 136th STREET – REQUEST FOR VACATION OF A PREVIOUSLY PLATTED ACCESS EASEMENT.

MEETING DATE: April 21, 2026

REPORT WRITTEN: April 9, 2026

APPLICANT/OWNER:

- Ronald Domerese
11018 N. Holmes St
Kansas City, MO 64155

CONSULTANT

- Atlas Land Consulting
14500 Parallel Rd, Suite R
Basehor KS 66007

REOUEST:

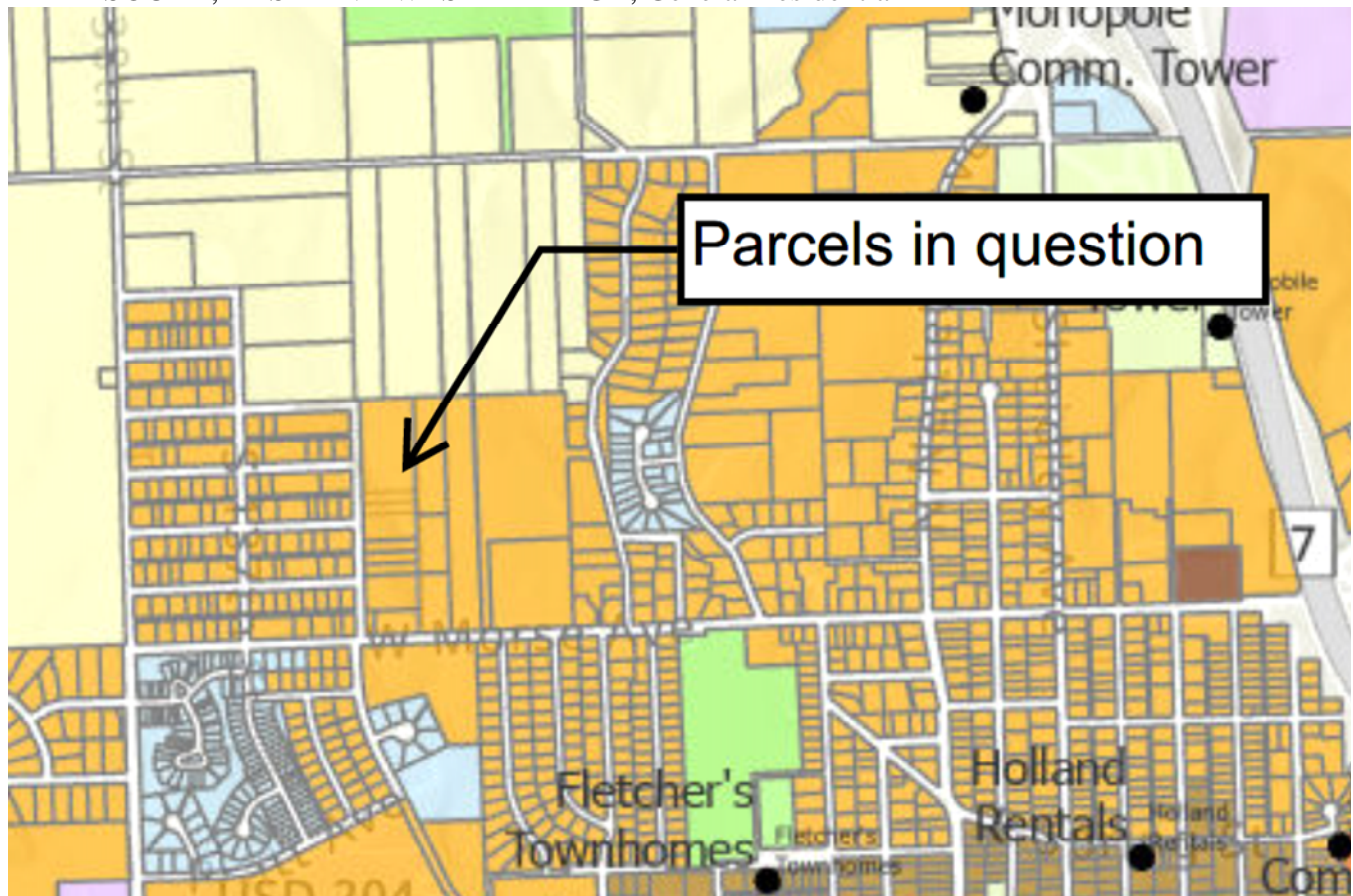
The applicant is requesting the vacation of a previously platted access easement.

ZONING:

- The property is currently zoned GR; General Residential District

SURROUNDING ZONING:

- NORTH - RR; Rural Residential
- SOUTH, EAST AND WEST - GR; General Residential



SITE INFORMATION:

Location - 1781 S. 136th St
Lot Size - 0.438 acres / 19,076sqft.
Building/Property Use – Single Family residential

NARRATIVE:

A petition has been filed requesting the vacation of an Access Easement provided on Lot 2 of the East Grandview’s New Addition. The access easement is private in nature but being indicated on the plat, must be removed via action taken by the city, i.e. recommendation by the Planning Commission and passage of an Ordinance by the Governing Body.

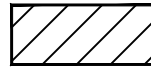
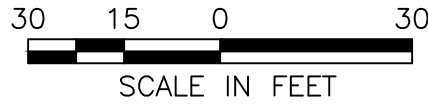
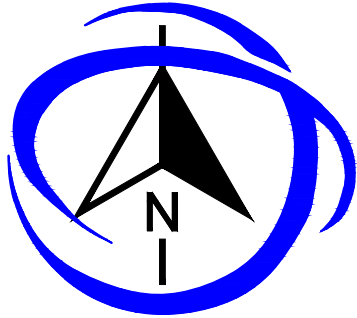
Originally, the developer of the property believed he may need this easement in place in order to access Lot 1 via a portion of Lot 2 due to a small ravine that traverses the property. The developer has since determined that he does not in fact need this easement and has requested it be removed.

All other Utility Easements described and shown on the approved and filed plat shall remain as indicated.



STAFF RECOMMENDATION:

Staff recommends **approval** of the request to abandon the indicated access easement indicated on Lot 2 of the East Grandview’s New Addition as shown on the exhibit.



DENOTES ACCESS EASTMENT BOUNDARY
1329.30 SQFT

DESCRIPTION:

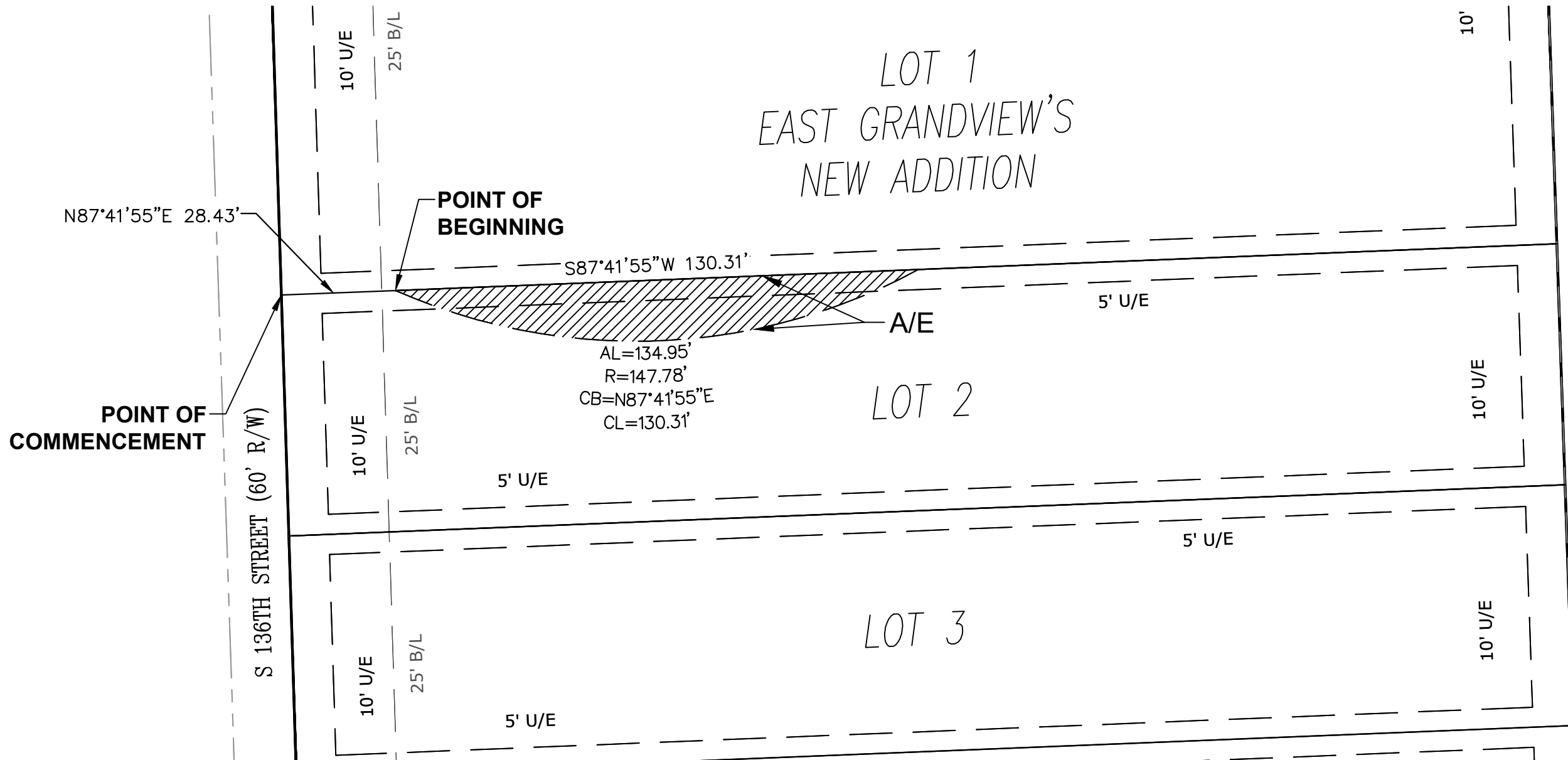
A PORTION OF LOT 2, EAST GRANDVIEW'S NEW ADDITION, A SUBDIVISION OF LAND IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT, PLS 1730, DATED MARCH 3RD, 2026, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 87°41'55" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 28.43 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH ON A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 134.95 FEET, A RADIUS OF 147.78 FEET, A CHORD BEARING OF NORTH 87°41'55"E, AND A CHORD LENGTH 130.31 FEET. THENCE SOUTH 87°41'55" WEST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 130.31 FEET TO THE POINT OF BEGINNING CONTAINING 1329.30 SQUARE FEET MORE OR LESS

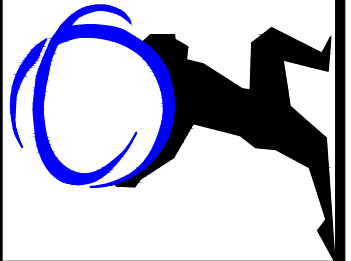
LOT 1
EAST GRANDVIEW'S
NEW ADDITION

LOT 2

LOT 3



KS ENG COA: #3315
KS SUR COA: #063
MO ENG COA: #2022014231
MO SUR COA: #2022014231



ALC

ATLAS LAND CONSULTING
SURVEYING | PHOTOGRAMMETRY | DRONE | CAD
atlaslandconsulting.com
14500 Parallel Road, Unit R, Basehor, KS 66007

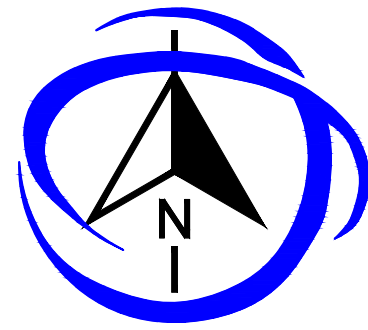
VACATION EXHIBIT

LOT 2, EAST GRANDVIEW'S NEW
ADDITION, A SUBDIVISION OF
LAND IN THE CITY OF BONNER
SPRING, WYANDOTTE COUNTY,
KANSAS

PREPARED FOR:
RON DOMERESE
1781 S 136TH ST.
BONNER SPRINGS,
KS 66012

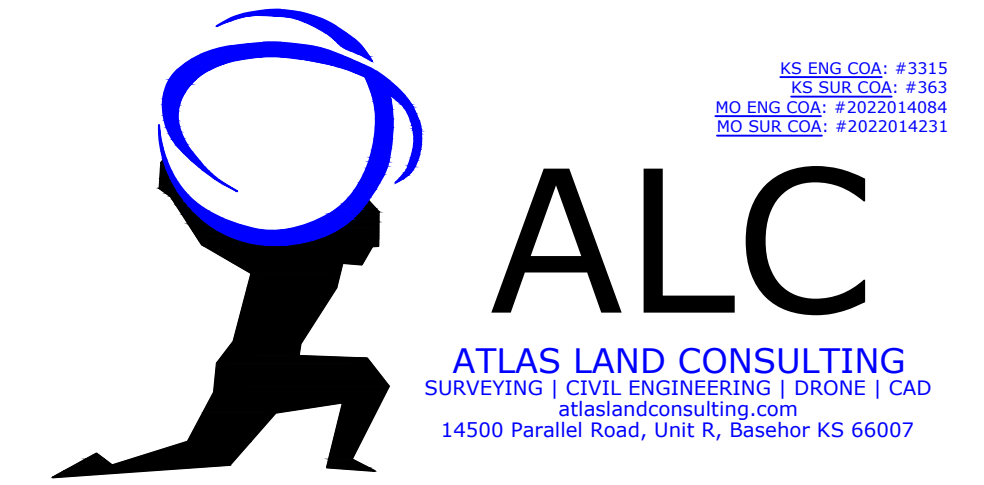
PROJECT #: 25-045S

ISSUE DATE: 03/03/2026



EAST GRANDVIEW'S NEW ADDITION

A REPLAT LOTS 5 THROUGH 10, EAST GRANDVIEW SUBDIVISION, A SUBDIVISION IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS



KS ENG. CO. #3315
KS SURV. CO. #363
MO ENG. CO. #2022014084
MO SURV. CO. #022014031

FINAL PLAT PAGE 1 OF 2

LEGEND

- ▲ SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- BUILDING SETBACK LINE
- (C) CALCULATED
- (D) DEEDED
- (M) MEASURED
- (P) PLATTED

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY TICKET #25017322
- REFERENCED SURVEY
 - SARATOGA PARK FINAL PLAT
 - EAST GRANDVIEW SUBDIVISION FINAL PLAT
 - CERTIFICATE OF SURVEY COMPLETED BY BHC RHODES DATED AUGUST 23, 2004.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0109E ON SEPTEMBER 2ND, 2015, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD"
- CLOSURE ZONING: 1 PART IN 4432766.000
- CURRENT ZONING- RESIDENTIAL-GR "(GENERAL RESIDENTIAL DISTRICT)
- NO TITLE WORK WAS PROVIDED FOR THIS SURVEY.
- UNRECORDED PLAT COMPLETED BY LARRY HAHN INTENDED THIS DIMENSION TO BE 250.00 FEET.

This is to certify on this 31ST day of DECEMBER, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREEA N. WEISHAUB, PLS 1730

JOB NO: 25-045S

SCALE

PREPARED FOR

200 100 0 200
SCALE IN FEET

SEC-TWN-RNG

RONALD G DOMERESE

30-11S-23E

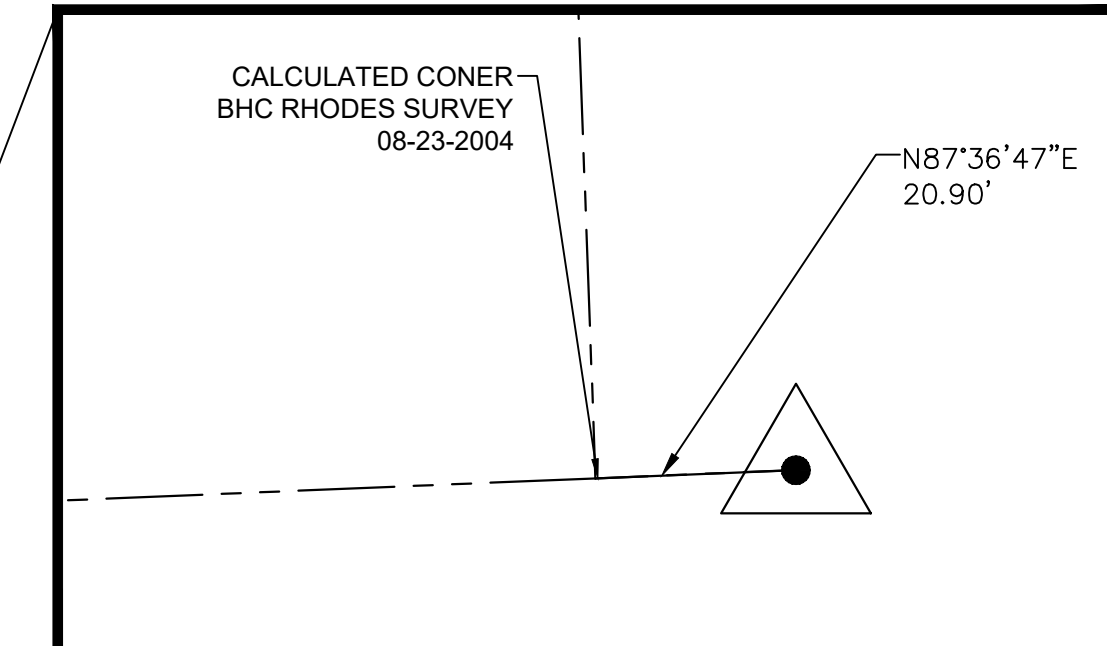
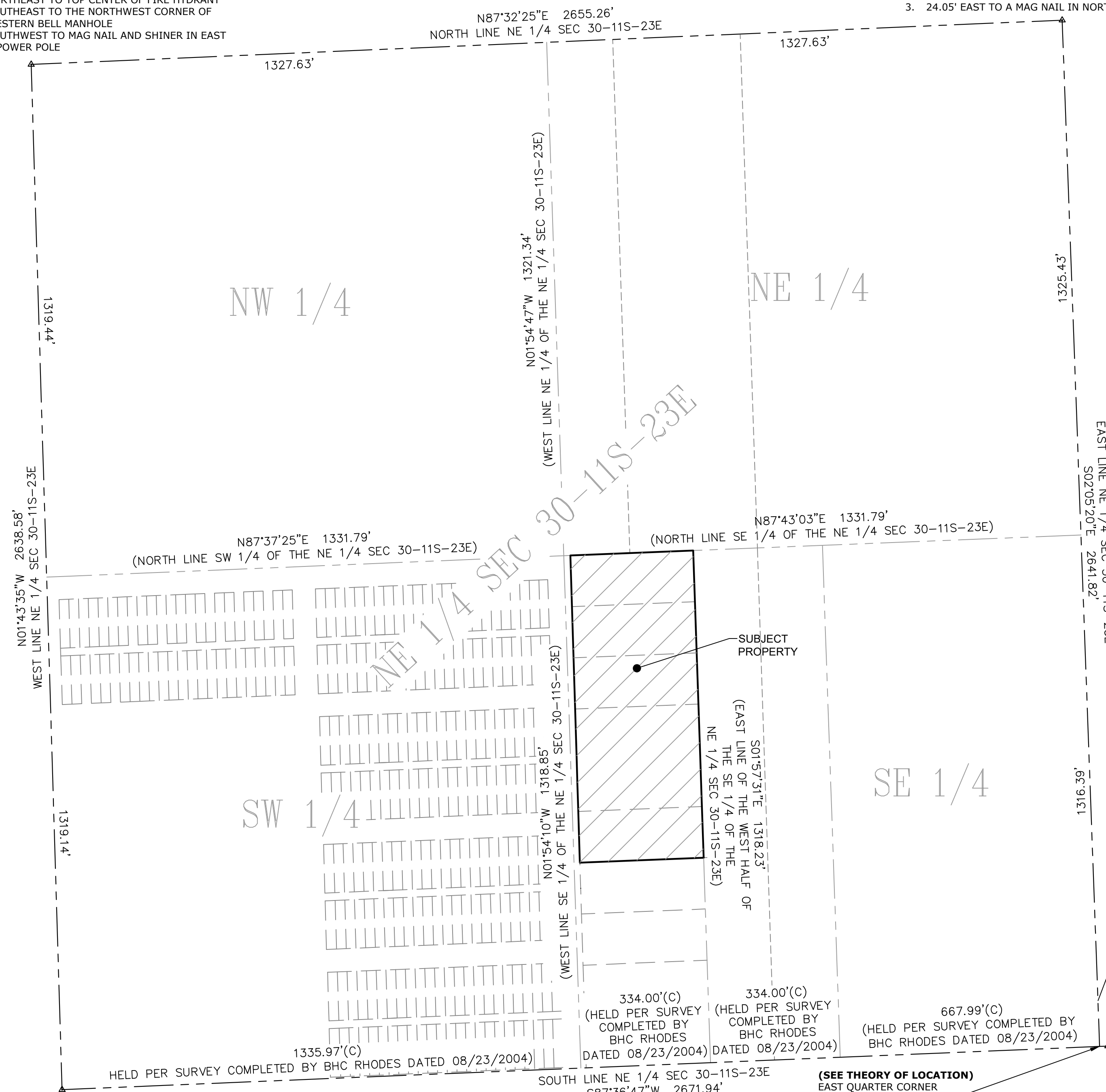
ADDRESS: 1755 S 136TH ST
BONNER SPRINGS, KS 66012

DATE

APRIL 17, 2025

NORTH QUARTER CORNER
SEC 30-11S-23E
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN
1. 60.06' NORTHEAST TO TOP CENTER OF FIRE HYDRANT
2. 51.40' SOUTHEAST TO THE NORTHWEST CORNER OF SOUTHWESTERN BELL MANHOLE
3. 57.06' SOUTHWEST TO MAG NAIL AND SHINER IN EAST FACE OF POWER POLE

NORTHEAST CORNER
SEC 30-11S-23E
FOUND 1/2" REBAR IN ORANGE PVC PIPE
NO CAP ORIGIN UNCERTAIN
1. 9.76' WEST TO A "+" CUT
2. 17.07' SOUTHEAST TO A MAG NAIL IN NORTHEAST FACE OF POWER POLE
3. 24.05' EAST TO A MAG NAIL IN NORTHEAST FACE OF POWER POLE

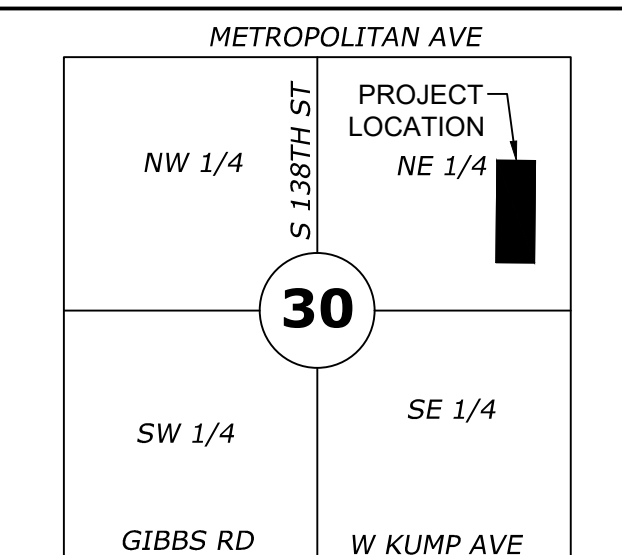


CENTER CORNER
SEC 30-11S-23E
FOUND 1/2" REBAR NO CAP ORIGIN UNCERTAIN
1. 59.00' SOUTH SOUTHWEST TO PK NAIL AND SHINER IN NORTHEAST FACE OF POWER POLE
2. 77.35' SOUTHEAST TO TOP CENTER OF FIRE HYDRANT
3. 31.70' EAST TO MAG NAIL IN WHISKER IN SOUTH FACE OF A GUY POLE
4. 20.50' WEST TO THE TOP CENTER OF A WATER VALVE LID

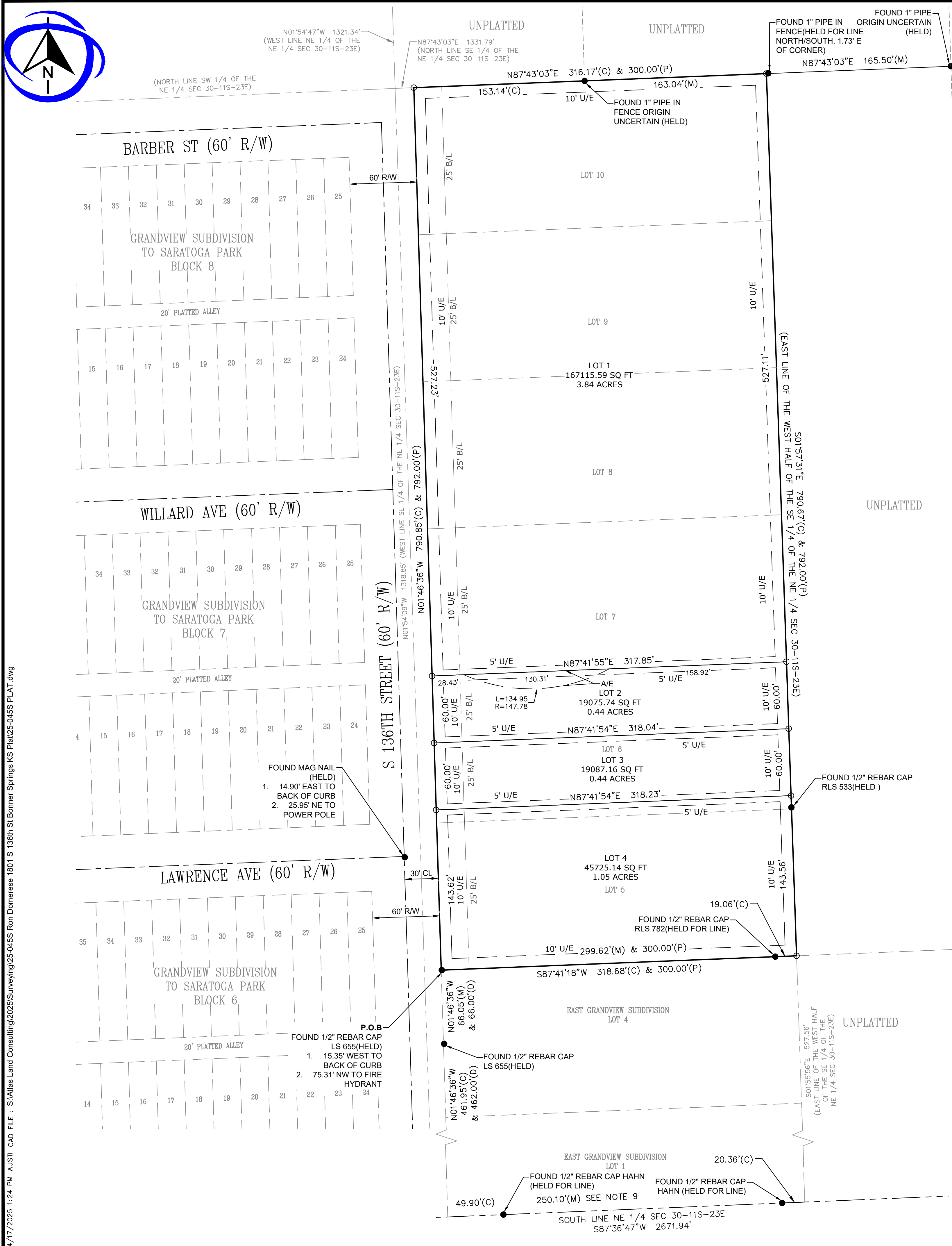
(SEE THEORY OF LOCATION)
EAST QUARTER CORNER
SEC 30-11S-23E
CALCULATED CORNER FROM BHC RHODES REFERENCE SURVEY
1. 92.75' WEST TO A MAG NAIL IN SOUTH SIDE OF POWER POLE
2. 127.63' SOUTHWEST TO A MAG NAIL IN THE NORTHWEST SIDE OF POWER POLE
3. 54.30' SOUTH TO MAG NAIL IN CRACK OF SIDEWALK
4. 75.76' SOUTHEAST TO MAG NAIL IN SOUTH SIDE OF POWER POLE

(SEE THEORY OF LOCATION)
EAST QUARTER CORNER
SEC 30-11S-23E
FOUND 5/8" REBAR IN CONCRETE
1. 113.38' WEST TO A MAG NAIL IN SOUTH SIDE OF POWER POLE
2. 146.11' SOUTHWEST TO A MAG NAIL IN THE NORTHWEST SIDE OF POWER POLE
3. 55.14' SOUTH TO MAG NAIL IN CRACK OF SIDEWALK
4. 65.22' SOUTHEAST TO MAG NAIL IN SOUTH SIDE OF POWER POLE

VICINITY MAP



VICINITY MAP:
SEC 30-11S-23E
1"=2000'



EAST GRANDVIEW'S NEW ADDITION

A REPLAT LOTS 5 THROUGH 10, EAST GRANDVIEW SUBDIVISION,
A SUBDIVISION IN THE CITY OF BONNER SPRINGS,
WYANDOTTE COUNTY, KANSAS

DESCRIPTION PER DEED, DOCUMENT #2024R-09066
EAST GRANDVIEW, LOT 5 TO LOT 10.

SURVEYORS SUGGESTED DESCRIPTION:

ALL OF LOTS 5 THROUGH 10, EAST GRANDVIEW SUBDIVISION, A SUBDIVISION OF LAND IN THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT PLS 1730 DATED FEBRUARY 10, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF S 136TH STREET AS IT NOW EXISTS; THENCE NORTH 01°46'36" WEST, ALONG THE WEST LINE OF LOTS 5 THROUGH 10 SAID EAST GRANDVIEW SUBDIVISION AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 790.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE NORTH 87°43'03" EAST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 316.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 01°57'31" EAST, ALONG THE EAST LINE OF LOTS 10 THROUGH 5 SAID EAST GRANDVIEW SUBDIVISION, A DISTANCE OF 790.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 87°41'18" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 318.68 FEET TO THE POINT OF BEGINNING. CONTAINING 251003.63 SQFT OR 5.76 ACRES MORE OR LESS

THEORY OF LOCATION:

USING FOUND MONUMENTATION, I WAS ABLE TO ESTABLISH THE NORTH, SOUTH AND WEST LINES OF THIS SUBDIVISION. SAID MONUMENTS WORKED WELL WITH OCCUPATION AND ROAD LOCATION. PLATTED DISTANCES DID NOT WORK WELL WITH OCCUPATION ON THE EAST LINE. THE PLAT DESCRIPTION READS THE WEST 1/4 OF THE SE QUARTER OF THE NE QUARTER, IT IS MY OPINION THAT THE DISTANCES OF 300' ARE NOT MEASURED BUT ASSUMED. USING A SURVEY DONE BY MURRAY RHODES IN 2004 AND FOUND MONUMENTATION FROM SAID SURVEY, I ESTABLISHED THE EAST LINE OF THE SUBDIVISION. I REJECT THE FOUND MONUMENT AT THE EAST QUARTER CORNER FOR THIS SURVEY. IT DOES NOT WORK WITH OCCUPATION (IN OUR AREA), I DON'T KNOW WHO SET IT, IT MISSES MURRAY'S SURVEY BY OVER 20 FEET AND IT WAS NOT SET ON A SPLIT BETWEEN THE NE AND SE CORNERS.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "EAST GRANDVIEW'S NEW ADDITION"

An easement is hereby granted to the City of Bonner Springs, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E"; and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Bonner Springs, Kansas.

IN TESTIMONY WHEREOF, I, undersigned owner of EAST GRANDVIEW'S NEW ADDITION have set our hands this day of _____, 202_.

OLLIEA R JARRETT, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME OLLIEA R JARRETT, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "EAST GRANDVIEW'S NEW ADDITION"

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IN TESTIMONY WHEREOF, I, undersigned owner of EAST GRANDVIEW'S NEW ADDITION have set our hands this day of _____, 202_.

QUADRA A. JARRETT, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME QUADRA A. JARRETT, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

THIS PLAT OF EAST GRANDVIEW'S NEW ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION THIS _____ DAY OF _____, 202_.

BY _____

PLANNING COMMISSION CHAIRMAN - GREG GEBEAUER

PLANNING COMMISSION SECRETARY - LARISSA PHILLIPS

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS, THIS _____ DAY OF _____, 202_.

MAYOR - TOM STEPHENS

ATTEST:

CITY CLERK - CHRISTINA BRAKE

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS
COUNTY OF _____

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20_ AT _____ O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "EAST GRANDVIEW'S NEW ADDITION"

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IN TESTIMONY WHEREOF, I, undersigned owner of EAST GRANDVIEW'S NEW ADDITION have set our hands this day of _____, 202_.

RONALD G. DOMERSE, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME RONALD G. DOMERSE, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____



FINAL PLAT PAGE 2 OF 2

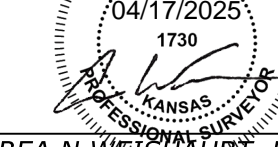
LEGEND

- ▲ SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363
- BUILDING SETBACK LINE
- (C) CALCULATED
- (D) DEEDED
- (M) MEASURED
- (P) PLATTED

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983.
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY TICKET #25017322
- REFERENCED SURVEY
-SARATOGA PARK FINAL PLAT
-EAST GRANDVIEW SUBDIVISION FINAL PLAT
-CERTIFICATE OF SURVEY COMPLETED BY BHC RHODES DATED AUGUST 23, 2004.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0109E ON SEPTEMBER 2ND, 2015, AREA ZONE X "AREA OF MINIMAL FLOOD HAZARD"
- CLOSURE PRECISION: 1 PART IN 4432766.000
- CURRENT ZONING- RESIDENTIAL-GR ("GENERAL RESIDENTIAL DISTRICT")
- NO TITLE WORK WAS PROVIDED FOR THIS SURVEY.
- UNRECORDED PLAT COMPLETED BY LARRY HAHN INTENDED THIS DIMENSION TO BE 250.00 FEET.

This is to certify on this 31ST day of DECEMBER, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ANDREA N WEISHAUBT, PLS 1730

JOB NO:25-045S

SCALE

50 25 0 50
SCALE IN FEET

SEC-TWN-RNG

30-11S-23E

PREPARED FOR

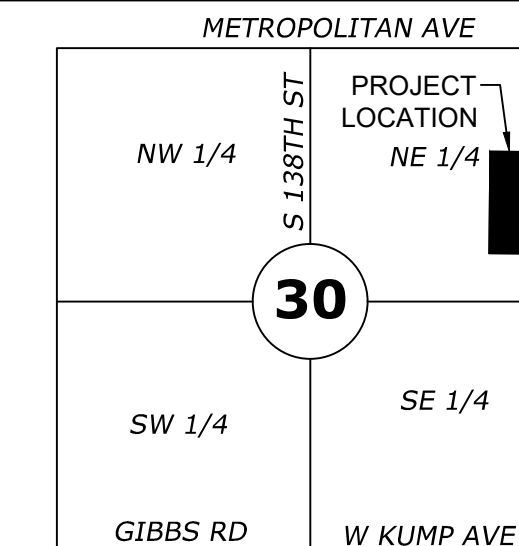
RONALD G DOMERSE

ADDRESS: 1755 S 136TH ST
BONNER SPRINGS, KS 66012

DATE

APRIL 17, 2025

VICINITY MAP



VICINITY MAP:
SEC 30-11S-23E
1"=2000'

Memorandum

Date: April 21, 2026
To: Mayor and City Council
From: Mark Lee

Subject: Information only

Recommendation: NA

Action: None

Background: NA

Discussion: Realizing that the Planning Commission meeting is actually the day after, but knowing that the packets would be published prior to and delivered the Friday prior, staff wanted to remind the Commissioners of the following –

On April 20th at 6:30pm, we will conduct a joint worksession with the City Council. This worksession will revolve around future growth patterns and planning for infrastructure growth.

Financial Impact: