



City of Bonner Springs

KANSAS

Tuesday, May 19, 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 minutes from the April 21, 2026 meeting

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

Recommendation Staff recommends approval of the minutes.

Documents:

1. 4.21.26 PC minutes Draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING - Rezoning – BSRZ-03-26 – 14150 Minnesota Avenue (PTS Consulting)

Action Make a motion to approve, amend or deny the requested rezoning.

Recommendation Staff recommends approval of the zoning with nine (9) stipulations.

Documents:

1. CompleteStaffReportBSRZ-03-26

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - April 21, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chair Greg Gebauer called the meeting to order at 6:32 p.m. Community Development Director, Mark Lee took roll and a quorum was present.

CONSENT AGENDA -

Approval of the minutes of the March 17th, 2026 meeting. - Lloyd Mesmer motioned Paul Zeps seconded to approve the minutes from March 17, 2026 as written. The motion passed unanimously 7-0

OLD BUSINESS -

Unified Development Ordinance Amendment – BSZO-01-26 Short-Term Rental Regulations - Community Development Director, Mark Lee presented the staff report. Paul Zeps wanted clarification and a summary of objectives as to why the City Council sent BSZO-01-26 Short-Term Rental Regulations back to Planning. Mark Lee stated that the City Council sent it back because 1000' is too great, and they want more allowed. Chair Greg Gebauer asked if the council gave a recommendation of the distance between rentals, and they are aware this is a pilot program, and it can be changed in the future if needed?

Lloyd Mesmer asked if there was confusion as to what a short-term rental was vs. a regular rental. Why are we doing this? Is it because of the World Cup? Mark Lee read the short-term rental definition.

Paul Zeps stated there are really 3 areas or zones in Bonner downtown, residential and other, and to have only 2 zones is not accurate. Nick Perica stated that the school district is declining, and we would be displacing families for short-term rentals. They come in and just tear stuff up.

Paul Zeps motioned Lloyd Mesmer seconded to open the public hearing at 6:59 p.m. There was no one to speak for or against the short-term rental regulation.

Paul Zeps motioned Sherri Neff seconded to close the public hearing at 6:59 p.m.

Paul Zeps motioned Jason Cruse seconded to approve the BSZO-01-26 Short-term Rental Regulation as written. The motion passed 6-1 with Nick Perica dissenting. This will go to the City Council meeting on May 11, 2026.

Paul Zeps stated that the City Council should make changes to the regulations and distance if they choose. Greg Gebauer stated that this is a pilot program, and we have done our due diligence with the regulations and used a conservative starting point. Vincent Bombardier asked if there had been inquiries about the short-term rentals. Mark Lee stated that there haven't been a lot of inquiries.

NEW BUSINESS -

Easement Vacation - EV-01-26 – 1781 S. 136 Street - Community Development Director, Mark Lee presented the staff report.

Lloyd Mesmer motioned Nick Perica seconded to open the public hearing at 6:35 p.m.

Krystal Voth of Atlas Land Consult 14500 Parallel Basehor, KS. Krystal stated that the easement is not needed.

Paul Zeps motioned Lloyd Mesmer seconded to close the public hearing at 6:37 p.m.

Paul Zeps motioned Lloyd Mesmer seconded, to approve the easement vacation at 1781 S 136th Street. The motion passed unanimously 7-0

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT -

Information only - PTS Consulting at 142nd and State will be submitting a rezoning application.

ADJOURNMENT - Chair Greg Gebauer adjourned the meeting at 7:10 p.m.

Memorandum

Date: May 19, 2026
To: Mayor and City Council
From: Mark Lee

Subject: PUBLIC HEARING - Rezoning – BSRZ-03-26 – 14150 Minnesota Avenue (PTS Consulting)

Recommendation: Staff recommends approval of the zoning with nine (9) stipulations.

Action: Make a motion to approve, amend or deny the requested rezoning.

Background: The owner/operator of PTS Consulting, LLC (14130 Minnesota Avenue) has recently purchased the property at the corner of N. 142nd Street and State Avenue – 14150 Minnesota Ave – and are requesting a rezoning for the property. This rezoning coincides with the other 2 adjoining parcels that front along State Avenue, one of which is currently owned by PTS Consulting, the other being owned by Pendergraft Erection Services; both properties being zoned as LI; Light Industrial.

Discussion: Staff's report is attached.

Financial Impact:

City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No.

BSRZ-03-26

REZONING

Topic: PUBLIC HEARING - Rezoning – BSRZ-03-26 – 14150 Minnesota Avenue (PTS Consulting)
- Consider a request for approval of a zoning change from GR (General Residential) to a zoning category of LI (Light Industrial District) for the above mentioned.

Narrative:

The owner/operator of PTS Consulting, LLC (14130 Minnesota Avenue) have recently purchased the property at the corner of N. 142nd Street and State Avenue – 14150 Minnesota Ave – and are requesting a rezoning for the property. This rezoning coincides with the other 2 adjoining parcels, one of which is currently owned by PTS Consulting, the other being owned by Pendergraft Erection Services; both properties being zoned as LI; Light Industrial.

Presented by:

Mark Lee – Community Development Director

Staff Recommendation:

Staff recommends the Planning Commission **APPROVE** the requested zoning change for 14150 Minnesota Avenue from GR; General Residential, to LI; Light Industrial.

Attachments:

Staff Report (6pgs)

Current zoning areas (included within staff's report)

Site Plan Rendering (11x17)

REQUEST FOR APPROVAL OF A ZONING CHANGE FROM GR; GENERAL RESIDENTIAL TO THE ZONING CATEGORY OF LI; LIGHT INDUSTRIAL FOR 14150 MINNESOTA AVENUE.

MEETING DATE: May 19, 2026
REPORT WRITTEN: April 23, 2026
APPLICATION #: BSRZ-03-26

APPLICANT:

- Riad Baghdadi on behalf of PTS Consulting
11661 College Blvd. Suite 104
Overland Park KS 66210

ENGINEER/SURVEYOR:

- RB Architecture, Engineering, Construction
Same as above

REQUEST:

The applicant is requesting approval of a zoning change from GR (General Residential) to a zoning category of LI (Light Industrial District) for the above-mentioned address.

BACKGROUND:

The owner/operator of PTS Consulting, LLC (14130 Minnesota Avenue) have recently purchased the property at the corner of N. 142nd Street and State Avenue – 14150 Minnesota Ave – and are requesting a rezoning for the property. This rezoning coincides with the other 2 adjoining parcels that front along State Avenue, one of which is currently owned by PTS Consulting, the other being owned by Pendergraft Erection Services; both properties being zoned as LI; Light Industrial.

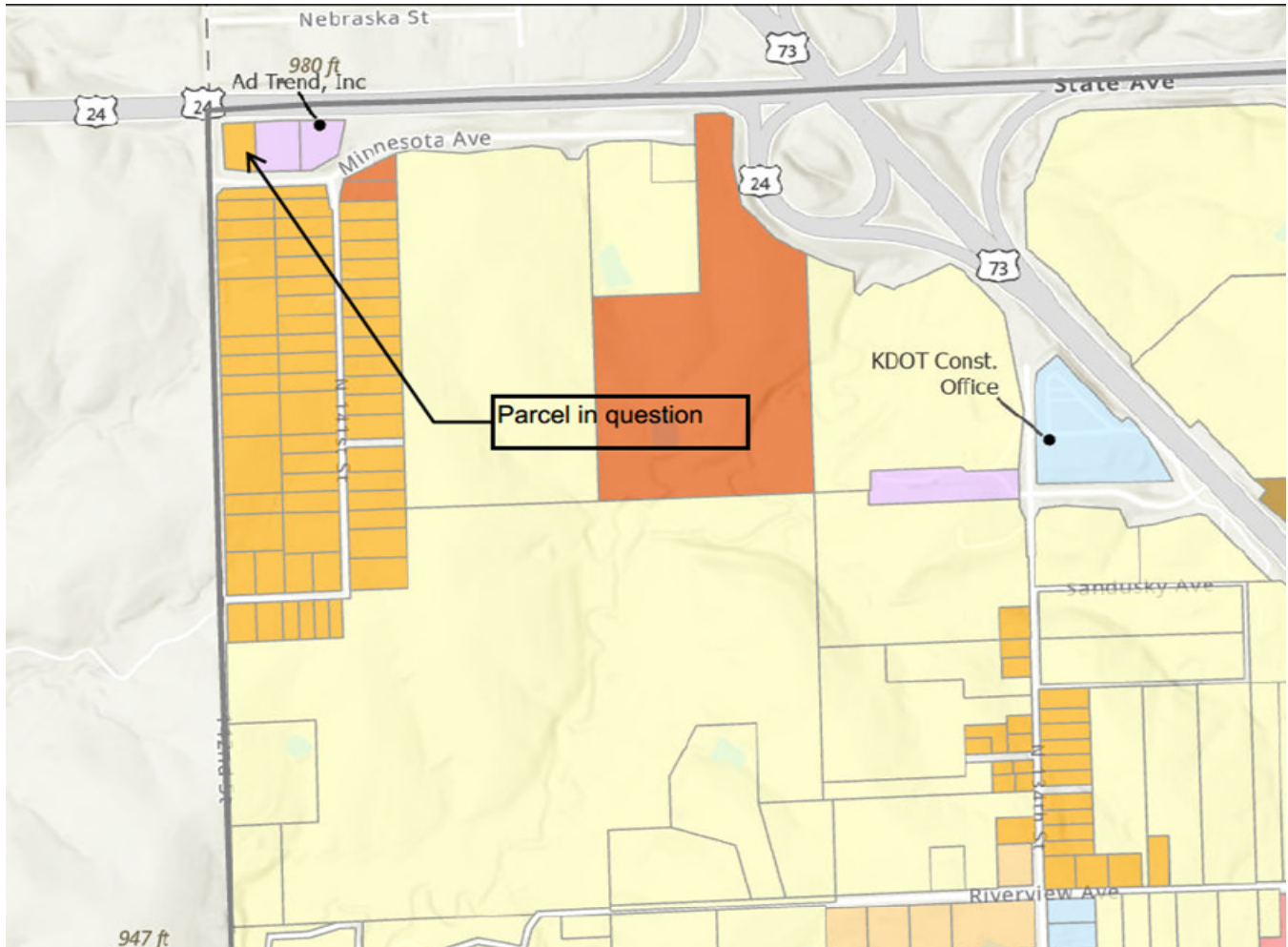
COMPREHENSIVE PLAN/FUTURE LAND USE MAP:

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates this property as Mixed-Use. This designation seems odd to Staff as the area is currently developed in an industrial manner and has been since the early 1970’s, staff cannot tell from past aerial images.

THE ZONING AND USES OF THE PROPERTY NEARBY –

- North CP-3; Planned Commercial District (KCK Zoning)
Vacant Land, Proposed Stadium Location
- South GR; General Residential – Larger Lot Residential
- West Wyandotte County Boarder/Bonner Springs City Limits – Vacant Land
- East LI; Light Industrial – existing PTS Consulting facility

THE CURRENT ZONING CONFIGURATION:



REZONING:

Section 2.03.A.2.b of the Bonner Springs Zoning Regulations and the *Golden* case, the factors to be used in determining approval or denial of an application for rezoning are as follows:

- The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
- The character of the neighborhood or built environment surrounding the affected property;
- The compatibility of the zoning and allowed uses of surrounding properties;
- The suitability of the affected property to its existing and proposed zoning conditions;
- The extent to which removal or alteration of the existing zoning designation will negatively impact nearby property;
- The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions;
- The professional recommendations of the City's staff and Development Review Team;
- The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions.
- The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts; and
- The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions.

The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan–

The 2025 and Beyond Comprehensive Plan Future Land Use Map currently designates this property as Mixed-Use. This designation seems odd to Staff as the area is currently developed in an industrial manner and has been since the development began in the early 1970's. Staff feels as though this Mixed-Use designation is erroneous.

This Future Land Use designation states the following –

The vision for Mixed-Use Commercial entails a traditional feel with a compact, vibrant setting at a pedestrian scale with a mix of uses including businesses, services, shopping, recreational opportunities, and residential. The most prominent mixed-use commercial areas will have an urban residential character that will support mixed use, provided the scale, location and design is compatible with the character and intensity of the neighborhood.

The Comprehensive Plan encourages that walkable, mixed-used neighborhoods be incorporated into Bonner Springs new developments. These developments are intended to consist of a variety of residential uses, civic, cultural, retail, commercial and business uses, and professional offices and financial institutions in a compact, vibrant setting at a pedestrian friendly scale. They shall be designed to include a network of direct and interconnected streets, pedestrian, and bicycle connections. Mixed-use areas should be internally served by a system of collector and local streets, as well as sidewalks and pedestrian and bicycle pathways.

Developments should contain a focal point or activity center which possess the most intense and largest number of uses. From this activity center uses should become less intense transitioning from commercial to higher density residential to low density residential. The transitioning should be gradual, allowing one area to interface well with the other. Mixed use neighborhoods shall be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, drainages, or ridgelines, as open space amenities that serve as identifying or character defining features.

Infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements. As in the existing downtown Bonner Springs area, conversion of upper floors above retail storefronts to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment. The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged, particularly in the city center area, to create activity along the street and increase the overall vitality of the area.

Active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, are most appropriate as first floor uses in the core area of the mixed-use area. Offices, residential, or other uses that typically are “closed off” from the street and lend little to the pedestrian atmosphere should be encouraged as upper floor uses in retail areas. Neighborhood streets and access roads should follow the natural contours of topographic features to minimize slope disturbances, maximize scenic views, and conserve natural features and vegetation. Access management shall be provided along arterial streets to limit the number of curb-cuts and maintain traffic carrying capacity and safety.

The character of the neighborhood or built environment surrounding the affected property -

The character of the immediate has not changed over the years since the initial construction in 1972. In older aerial photos, the area was accessed from State Avenue, in 2008 Minnesota Avenue was constructed and access to the facility was changed. Since the mid to late 1980's the area has seen continued growth to the south with large lot residential in tandem with the light industrial uses to the north.



The compatibility of the zoning and allowed uses of surrounding properties -

The property directly to the east is zoned as LI; Light Industrial. The properties directly to the south are zoned as GR; General Residential. These two areas have developed simultaneously with little to no disruption. The compatibility of the zoning and allowed uses is identical to what is in existence today.

The suitability of the affected property to its existing and proposed zoning conditions -

The property; being adjacent to existing industrial uses, is not conducive to develop in a single-family residential manner. Properties directly to the south are separated by Minnesota Avenue and a stretch of property that is undevelopable and owned by the Wyandotte County LandBank. The property is suited to become light industrial.

The extent to which removal or alteration of the existing zoning designation will negatively impact nearby property -

The zoning classification of which is being requested is industrial in nature and will be the same as those properties directly east and abutting State Avenue. Properties on the south side of Minnesota Avenue are large lot single family residential. The two uses have developed harmoniously since the mid-1980's.

The Length of Time the Property has Remained Vacant as Zoned –

The property, is currently vacant undeveloped land and has been that way as far back as staff can find in aerial images.

The Extent to which Removal of the Present Zoning will Detrimentally Affect Nearby Property –

The removal of the existing zoning as General Residential will not affect nearby properties. The properties fronting along State Avenue are zoned as Light Industrial and have been since their inception. The parcels to the south of Minnesota Avenue have developed in a residential manner simultaneously.

The impact on the general health, safety, and welfare of the public caused by the existing and proposed zoning conditions –

The property sitting vacant today has no impact, positive or negative, on the to the general public. This rezoning, if denied, would create a hardship upon the property owner, as it would restrict their ability to develop the property as proposed and include it within their current operations that reside on the neighboring property.

The professional recommendations of the City’s staff and Development Review Team –

Staff recommends approval of the requested rezoning.

The availability and adequacy of required public improvements to serve the existing and proposed zoning conditions -

Utilities are present in the area, there is a large 12” watermain along Minnesota, the facility will be on private sewage disposal system (septic), electrical power, gas service and other utilities should be present in the area as well.

The impacts the proposed zoning condition will have on the built and natural environment, including but not limited to storm water runoff, water, air, and noise pollution, lighting, or other adverse impacts –

Storm-water run-off will be captured in one of several manners, with the addition of the new facility on the existing PTS property a ‘rain-garden’ infiltration and stormwater management system was constructed. Regulations regarding stormwater run-off dictate that post-construction run-off rates shall not exceed pre-construction rates. Air and noise pollution should be kept to a minimum and not exceed activities levels that are currently in existence and lighting standards in place should alleviate the majority of light pollution.

The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations under the proposed zoning conditions –

The proposed use is able to meet the applicable ordinance requirements and development standards.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission **APPROVE** the requested zoning for 14150 Minnesota Avenue from GR; General Residential to LI; Light Industrial with the stipulations listed below.

- A Storm Water Management Study shall be prepared and provided to the City for review and approval prior to commencement of the project.
- A preliminary and final plat adhering to the requirements of the Bonner Springs Unified Development Ordinance shall be submitted and approved by the City prior to building permits being issued, this plat should include both properties owned by PTS Consulting whether combined or kept separate.

- The applicable plat shall be reviewed and approved by City Staff, Unified Government Staff and any other pertinent review parties.
- A Site and Landscape Plan shall be provided and reviewed for approval as stated in the Unified Development Ordinance.
- Developer shall be responsible for the extension of services including but not limited to, water and/or other public utilities as required by the City of Bonner Springs.
- Any and all applicable construction drawings shall be submitted to the City for review and approval prior to site improvements commencing.
- Building permits shall be applied for and issued for any improvements or construction projects for which they are required.
- In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs when applicable.
- Once reviewed and approved the plat shall be filed with the Wyandotte County Register of Deeds with one copy being returned to City Hall for filing.

If approved, this item will move to the Governing Body; the request will be presented at the June 8th, 2026 regular meeting for final action.

