



# City of Bonner Springs

## KANSAS

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### 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. 130<sup>th</sup> 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. 130<sup>th</sup> 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. 130<sup>th</sup> Street and 709 S. 132<sup>nd</sup> 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. 130<sup>th</sup> 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.**