



# City of Bonner Springs

## KANSAS

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### Planning Commission Minutes - Regular Meeting - February 17, 2026

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

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

#### **CONSENT AGENDA -**

**Approval of the minutes from the January 20th meeting.** - Paul Zeps moved Lloyd Mesmer seconded to approve the minutes from the January 20, 2026, Planning Commission Meeting as presented. The motion passed unanimously 6-0.

#### **OLD BUSINESS -**

#### **NEW BUSINESS -**

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

- The Community Development Director, Mark Lee, presented the Staff Report to amend the Unified Development Ordinance of Bonner Springs by implementing regulations related to Short-Term Rentals.

The City Planner, Kiley Meirerarend, reviewed the request to amend. Summarized the requirements and definitions. Presented the neighborhood information that would be required to be available to Short Term Rental occupants.

Commissioner Paul Zeps asked about anything addressing variances or exceptions. City Planner Kiley Meirerarend stated standard procedure would apply.

Commissioner Paul Zeps moved to open the public hearing at 6:36 p.m.

Chair Greg Gebauer asked for input from members of the public. None responded in favor or opposition.

Chair Greg Gebauer asked about the definition of a bedroom, to include an egress window and a closet.

Commissioner Vincent Bombardier asked about carbon monoxide detectors. The Fire Chief, James Zeeb, responded that there is not a specific regulation as to where the CO2 detector should be located. There is no specific location, it can be hung from the ceiling like a smoke detector combination or plugged into the wall.

Paul Zeps moved to close the public hearing at 6:42 p.m.

Paul Zeps moved Vincent Bombardier seconded to approve the request to amend the Uniform Development Ordinance by implementing regulations related to short-term rentals as presented.

Commissioner Nick Perica asked if a Home Owners Association prohibition overrules a city approval. The City Planner, Kiley Meirerarend replied that HOA prohibition would prohibit city approval of a Special Use Process.

The motion passed 5 to 1 with Nick Perica dissenting.

This will go to the City Council March 9, 2026.

#### **OPEN AGENDA -**

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT** - Board of Zoning Appeals meeting is upcoming for a setback variance on 236 Santa Fe St.

Rezoning request for Destination KCK next month. Mattel project.

Rezoning request for 601 E Front St.

The City Planner, Kiley Meirerarend will be leaving. She enjoyed working here but will be leaving for personal reasons.

**ADJOURNMENT** - Chair Greg Gebauer adjourned the meeting at 6:48 p.m.