



# City of Bonner Springs

## KANSAS

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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. 130<sup>th</sup> 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. 130<sup>th</sup> 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.