



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.