



City of Bonner Springs

KANSAS

Tuesday, July 21, 2026

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 6:30 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 the minutes from the May 19th, 2026 meeting.

- Action Make a motion to Approve, Amend or Deny the minutes as written.
- Recommendation Staff recommends approval of the minutes as presented.
- Documents:
1. 5.19.26 PC minutes draft

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING – Comprehensive Plan Amendment - BSCP-01-2026 – Consider a request to amend the Comprehensive Plan to incorporate the Bonner Springs Connectivity and Walkability Plan.

- Action Recommend adoption of the Bonner Springs Connectivity and Walkability Plan as an amendment to the Vision 2025 and Beyond Comprehensive Plan.
- Recommendation Staff, the Steering Committie and LJC all recommend approval.
- Documents:
1. BSCP-01-26PSPCompPlanAmendment
 2. Bonner Springs Connectivity and Walkability Report-March 2026_FINAL

2. Final Plat — FP-02-26; Carter Acres — Consider a Final Plat for Carter Acres consisting of two lots located at 706 S. 122nd Street.

- Action Make a motion to approve or deny the requested plat.
- Recommendation Staff recommends APPROVAL of the final plat for Carter Acres.
- Documents:
1. Carter Acres Staff Report & Final Plat
 2. BonnerStaffReview_Carter Acres

3. PUBLIC HEARING: Rezoning — BSRZ-05-26; Tiner Acres — Consider a request for a zoning change from the RR (Rural Residential District) to GR (General Residential District) for 5 acres located at 901 S. 134th Street.

- Action Make a motion to Approve or Deny the requested rezoning.
- Recommendation Staff recommends APPROVAL of the requested rezoning.
- Documents:
1. Tiner Acres Staff Report & Final Plat

4. Final Plat – FP-01-26; Tiner Acres – Consider a Final Plat for Tiner Acres. The requested plat will divide 40 acres into 5 one-acre lots and leave the remaining 35+/- acres as one lot located at 901 S. 134th Street.

- Action Make a motion to Approve or Deny the requested final plat.
- Recommendation Staff recommends APPROVAL of the plat with the listed conditions.
- Documents:
1. Tiner Acres Staff Report & Final Plat

5. PUBLIC HEARING: Rezoning — BSRZ-04-26; Lynn Valley Subdivision — Consider a request for a zoning change from RR (Rural Residential District) to PD-GR (Planned General Residential District), for property generally

located south of I-70 and north of Kansas Avenue between S. 138th Street and 142nd Street, or 13852 Kansas Avenue.

Action Make a motion to Approve or Deny the requested rezoning.

Recommendation Staff recommends APPROVAL of the requested rezoning.

Documents:

1. Lynn Valley Staff Report & Prelim Plat

6. PUBLIC HEARING: Preliminary Plat — PP-01-2026; Lynn Valley Subdivision — Consider a request for approval of a Preliminary Plat for Lynn Valley, a single-family residential subdivision, generally located south of I-70 and north of Kansas Avenue between S. 138th Street and 142nd Street, or 13852 Kansas Avenue.

Action

Recommendation

Documents:

1. Lynn Valley Staff Report & Prelim Plat

7. PUBLIC HEARING – Unified Development Ordinance Amendment – Short-Term Rentals – BSZO-02-26 - Consider a request to amend the Unified Development Ordinance of Bonner Springs by implementing regulations related to Short-Term Rentals.

Action Make a motion to Approve, Amend or Deny the regulations as presented.

Recommendation Staff has done their due diligence to ensure that short-term rentals do not saturate our market and that we can fulfill and provide housing for individuals that look to call Bonner Springs home for years to come.

With that stated, staff has provided four (4) options for the Commission to choose from —

Staff has prepared four (4) recommendations for the Planning Commissions to review and formally recommend one for approval, if the Commission wishes to amend the distance between units that can be done as well.

- 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 500 feet of an existing short-term rental.

a. The 500 feet will be measured at the closest point between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.

b. For short-term rentals in the Central Commercial district, no more than one (1) parcel shall be granted a special use permit within a street block.

- 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 500 feet of an existing short-term rental.

a. The 500 feet will be measured at the closest point

between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.

b. Short-term rentals in the Central Commercial zoning district are hereby banned and shall not be allowed within any CC; Central Commercial zoning district.

- 4. A Special Use Permit for a short-term rental will not be issued if the application is for a property that is within 1,000 feet of an existing short-term rental.

a. The 1,000 feet will be measured at the closest point between the property line of the newly requested Special Use Permit and the property line of any property with an existing Special Use Permit for a short-term rental.

b. For short-term rentals in the Central Commercial district, no more than one (1) parcel shall be granted a special use permit within a street block face.

- Or propose an outright ban on Short-Term rentals throughout the City.

Documents:

1. 7.21.26STRCoverPage
2. Workshop with CC and PC- 01.15.26

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT