



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - May 19, 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, called roll. Sherri Neff was present via teams. Paul Zeps was absent. Jason Cruse arrived at 6:34 p.m., a quorum was present.

CONSENT AGENDA -

Approval of minutes from the April 21, 2026 meeting

- Vincent Bombardier motioned Nick Perica seconded to approve the April 21, 2026 Planning Commission Meeting minutes as published. The motion passed unanimously 5-0.
Jason Cruse arrived after the vote had taken place.

OLD BUSINESS -

NEW BUSINESS -

PUBLIC HEARING - Rezoning – BSRZ-03-26 – 14150 Minnesota Avenue (PTS Consulting) - The Community Development Director, Mark Lee, presented the staff report for BSRZ-03-26 - 14150 Minnesota Ave for rezoning. Chair Lloyd Mesmer motioned and Greg Gebauer opened the public hearing at 6:33 p.m. Vincent Bombardier asked if this was a septic system and not a sewer? Will they be handling chemicals for pharmaceuticals?

Riad Badhdudi, 11661 College Blvd. Overland Park, KS Architect for PTS Consulting, said no, it would be strictly warehouse storage.

Sherri Neff asked if everything was to be contained and is that going to stay that way? Riad Badhdudi said yes, it is.

Chair Lloyd Mesmer motioned and Greg Gabauer closed the public hearing at 6:37 p.m.

Lloyd Mesmer motioned and Nick Perica seconded to approve the rezoning of BSRZ-03-26 - 14150 Minnesota Ave. for PTS Consulting.

The motion unanimously passed 6-0. The item will go to the City Council meeting on June 8th.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Vincent Bombardier asked about the collaborative priorities. Mark Lee stated that the Nettleton extension and sewer extension received \$1 million from the state. The city is talking to Block and the Quarry about the right of way for a new main that would run through their property.

Mark Lee, Community Development Director gave an update on current building projects.

120 apartments are moving along well.

Sandstone Town homes have 4 buildings left to finish.

Senior Villas are hoping to be available by the end of October.

Bungalows may start by the end of the year.

Mattel has job trailers on site and needs temporary water until they can get hooked up to KCK main.

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