



City of Bonner Springs

KANSAS

Tuesday, August 16, 2022

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

PLANNING COMMISSION MEETING - 7:00 p.m.

The meeting is open to the public.

We will follow safety precautions recommended by the Centers for Disease Control and Prevention, the Kansas Department of Health and Environment, and local health officers.

Attendees are strongly encouraged to wear masks.

PLANNING COMMISSION MEETING - 7:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the July 19, 2022 regular meeting minutes

- | | |
|----------------|---|
| Action | Approve, deny or recommend changes for the meeting minutes of the July 19, 2022 regular meeting |
| Recommendation | Approve minutes as presented |
| Documents: | |
| 1. | PC Minutes 7.19.22 draft |

OLD BUSINESS

NEW BUSINESS

1. Election of Planning Commission Officials

- | | |
|----------------|--|
| Action | Conduct the annual election of officers for the Planning Commission. These appointments will be for the following positions – Chair, Vice-chair and Secretary. |
| Recommendation | NA |
| Documents: | |

CITY PLANNERS REPORT

ADJOURNMENT

Memorandum

Date: August 16, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Approval of the July 19, 2022 regular meeting minutes

Recommendation: Approve minutes as presented

Action: Approve, deny or recommend changes for the meeting minutes of the July 19, 2022 regular meeting

Background: NA

Discussion: NA

Financial Impact: NA

MINUTES – 7.19.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, July 19, 2022 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Paul Zeps; Sherri Neff; Larry Clark; Greg Gebauer; Vince Bombardier, Lloyd Mesmer; Nick Perica

Absent: – Jason Cruse

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of June 21, 2022 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Commissioner Clark pointed out a typographical error – Agenda Item #6 - Old Dominion will be comping forward next month with a Special Use Permit request and a Board of Zoning Appeals request (Correction made by Commissioner Clark)

Motion to **APPROVE the Consent Agenda with amendment** was made by Commissioner Clark and seconded by Commissioner Neff.

Chair Gebauer called for a vote.

AYE – Zeps, Neff, Bombardier, Clark, Gebauer, Mesmer

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– SUP-6-22 – Consider a request for approval of a Special Use Permit to allow for the installation of a screened storage container for use in the “relay lot” at Old Dominion Freight Lines, 12900 Speaker Road.

Chair Gebauer introduced New Business Item #4 and called for a staff report.

Staff reviewed the report stating that the applicant was requesting approval of a Special Use Permit to allow for the installation of a screened storage container for use in the “relay lot” at Old Dominion Freight Lines, 12900 Speaker Road.

Staff stated representatives from Hoyt & Berenyi and D.F. Chase were present on behalf of Old Dominion Freight Lines, if the Commissioners had any questions of them. Staff gave a brief summary of the location and zoning of the property and provided images of what the container would look like along with plan drawings of what the surrounding decorative wall would look like. Staff explained the use behind the storage container, it houses electrical equipment

for the relay lot along with minor/routine maintenance items for the drivers. Staff explained the only visible portion would be the front and it would only be visible from the interior of the relay lot.

Chair Gebauer asked if any Commissioners had questions of Staff. Commissioner Zeps asked for clarification on the Staff recommendations. In the staff report it stated there were seven conditions for approval but only five listed. Staff stated this was a typographical error and there were in fact only the five listed conditions. Commissioner Zeps asked for clarification on staff recommendation number one (#1); the recommendation read 'Special Use Permit shall be valid in perpetuity, Commissioner Zeps felt as though this contradicted with recommendation number two (#2). Staff stated this was standard language that had been placed into long running Special use Permit approvals in the past.

Chair Gebauer asked if the applicant had any questions or comments, there were none, Chair Gebauer asked if the Commissioners had any questions of the applicant; being none Chair Gebauer asked for a motion. Commissioner Mesmer made a motion to **APPROVE** the Special Use Permit with staff recommendations as presented, Commissioner Perica **SECONDED**. Commissioner Zeps spoke in regards to the language of recommendation number 1; Commissioner Mesmer rescinded his motion. Commissioner Zeps made a motion to **APPROVE** the Special Use Permit with the following amendment to staff recommendation number one:

1) Special Use Permit shall be valid in perpetuity, subject to the following recommendations

No other recommendations were altered with this amendment

Commissioner Neff **SECONDED** the motion by Commissioner Zeps

Chair Gebauer called for a vote.

AYE – Neff, Clark, Zeps, Bombardier, Mesmer, Perica and Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item # 5 – Site Plan – ST-04-22

Consider a site plan for 399 N. 130th Street – Ensign Storage

Chair Gebauer introduced New Business Item #5 and called for a staff report.

Staff reviewed the report stating that the applicant was requesting approval of a Site Plan to allow for the build-out of Ensign Storage.

Staff stated representatives for Ensign Storage were on the phone and attending through a GoTo Meeting, if the Commissioners had any questions of them. Staff gave a brief summary of the location and zoning of the property and provided some insight as to the type of units that will be constructed; both climate controlled and non as well as additional outdoor parking. Staff stated all reviews have been conducted and our City Engineer has given their approval.

Chair Gebauer asked if any Commissioners had questions of Staff. Chair Gebauer asked if the applicant had any questions or comments for the Commissioners; they had none.

Chair Gebauer asked if the Commissioners had any questions of the applicant; being none Chair Gebauer asked for a motion. Commissioner Clark made a motion to **APPROVE** the Site Plan with staff recommendations, Commissioner Perica **SECONDED**.

Chair Gebauer asked if there was any further discussion, being none Chair Gebauer called for a vote.

AYE – Neff, Clark, Zeps, Bombardier, Mesmer, Perica and Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item # 6 – Open Agenda

None

Agenda Item #7 - CITY PLANNER'S REPORTS

- Staff stated that no new projects have come in that would move forward in August
- Starbucks has picked up their remodel permit for the old Burger King location and is moving right along now with interior remodel
- Compass 70 has submitted plans for a building to be located on the site
- Riverview Avenue improvements and utility relocates have begun for the Compass 70 project
- Working on funding applications through MARC
 - Metropolitan Avenue from Nettleton to the County line
 - Tiblow Transit hub
 - Planning Sustainable Places funding for a downtown master plan that also includes the riverfront park proposal

Chair Gebauer adjourned the meeting at 7:27pm.

Worksession followed – Future Land Use survey results for commercial and industrial locations were shown in map form and discussion amongst the Commissioners and Staff followed.

Memorandum

Date: August 16, 2022
To: Mayor and City Council
From: Mark Lee

Subject: Election of Planning Commission Officials

Recommendation: NA

Action: Conduct the annual election of officers for the Planning Commission. These appointments will be for the following positions – Chair, Vice-chair and Secretary.

Background: Annually, at the August regular meeting, Officers shall be elected.

Discussion: Ask for a nomination to each position individually and vote on said appointee.

Nominate _____ for Planning Commission Chair

Nominate _____ for Planning Commission Vice-chair

Nominate Mark Lee for Planning Commission Secretary

Financial Impact: NA