



City of Bonner Springs

KANSAS

Board of Zoning Appeals Minutes - Regular Meeting - April 21, 2026

BOARD OF ZONING APPEALS MEETING -6:00 P.M. -

CALL TO ORDER - ROLL CALL - Chair Lloyd Mesmer called the meeting to order at 6 p.m. The Community Development Director called roll and a quorum was present.

CONSENT AGENDA -

Approval of the minutes from the February and March 17th, 2026 meetings. - The March meeting was not conducted due to lack of quorum therefore, Paul Zeps motioned Sherri Neff seconded to approve the minutes from the February 17th and March 17, 2026 Board of Zoning minutes as presented. The motion passed unanimously 4-0

OLD BUSINESS -

BZA-02-26; 236 Santa Fe Road - Setback encroachment - The Community Development Director, Mark Lee presented the staff report for BZA-02-26 Santa Fe Road setback encroachment.

Paul Zeps motioned to open the public hearing at 6:11p.m. There was no one to speak for or against the setback encroachment.

Paul Zeps motioned to close the public hearing at 6:13 p.m.

Paul Zeps motioned and Nick Perica seconded to approve the setback encroachment as presented. The motion passed unanimously 4-0

NEW BUSINESS -

BZA-03-26; Destination KCK; 118th and State Avenue (Multiple Addresses) - The Community Development Director, Mark Lee, presented the staff report for BZA-03-26; Destination KCK 118th and State Ave. to request variances for the allowed sign size. The visual representation says quantity of 3 and the site plan shows 4. One sign request per property. There will be 4 signs.

Paul Zeps motioned to open the public hearing at 6:16 p.m. There was no one to speak for or against the sign variance request.

Commissioners had a discussion about the signs. Lloyd Mesmer does not agree with the language of the proposal of the signs due to the "v-shape". Lloyd Mesmer feels each face should be considered a separate sign.

Paul Zeps said the signs are not front and back.

Sherri Neff asked for clarification on the size and is it 13' x 8"? Mark Lee clarified that it should be 13' high and 8' wide. Paul Zeps, do we want to take exception to the language? Does it change the feel and intent of the request that they are not back to back, and they are a V sign? Lloyd Mesmer has an objection to the way it was written. Paul Zeps asked if the language should affect our decision.

Paul Zeps motioned to close the public hearing at 6:20 p.m.

Paul Zeps stated the bigger sign makes sense. He also stated that it is really 8 signs and not 4, and should we go ahead and approve it, or should we make them reword it so that we don't set a precedent on future signs? Lloyd Mesmer has no exception to the size or shape of the signs but does not approve the wording and sign description.

Paul Zeps motioned Nick Perica seconded, to approve the submission with the stipulation that there are 8 signs in a V configuration of 64 sq ft to be placed in 4 locations. The motion passed unanimously 4-0

ADJOURNMENT - Chair Lloyd Mesmer motioned to adjourn the meeting at 6:28 p.m.