



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - July 21, 2026

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Vice Chair Paul Zeps called the meeting to order at 6:30 p.m. The Community Development Director, called roll. Greg Gebauer and Vincent Bombardier were absent. At 6:35 p.m. Jason Cruse attended via Teams. A quorum was present.

Mark Lee, Community Development Director, introduced Logan Strasburger, the new City Planner. She started in June and will be presenting some of the items this evening.

CONSENT AGENDA -

Approval of the minutes from the May 19th, 2026 meeting. - Nick Perica motioned Sherri Neff seconded to approve the May 19, 2026, Planning Commission Meeting minutes as published. The motion passed unanimously 4-0

Jason Cruse arrived via teams after the vote at 6:35 p.m.

OLD BUSINESS -

NEW BUSINESS -

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.

- The Community Development Director, Mark Lee, gave the staff report for BSCP-01-2026 Comprehensive Plan Amendment.

Neil Eisenberger, LJC consultant, presented the PSP Bonner Springs connectivity and walkability plan. It is to establish a long-term vision to revitalize downtown Bonner Springs and strengthen the connections to the Kansas River. It was built on previous efforts by the city to create a coordinated framework for future growth and mobility. It recommended enhancements to walkable trails, sidewalks, bicycle facilities and public spaces. It identified projects like the riverfront park, front street improvements and regional trail connections. Provided the planning foundation for the citywide connectivity and walkability plan. We are trying to achieve a citywide multi modal transportation strategy that expands the downtown plan, improving pedestrian, bicycle trail and transit connectivity throughout Bonner Springs. This also evaluated existing sidewalks, trails and bicycle and transit networks to identify gaps. Wanting to create safe, accessible connectivity for people to neighborhoods within Bonner and outside of Bonner.

Chair Lloyd Mesmer motioned Chair Nick Perica seconded to open the Public Hearing at 6:58 p.m. for BSCP-01-2026.

No one spoke in favor.
No one spoke against.

Questions for the applicant

Sheldon Frain 13721 Berger Ave, What is the projection of traffic from the Wyandotte County Park and Lake Forest?

Neil Eisenberger stated this is for making safe connections for these places in the future. To provide regional connectivity and safety and moving across the city.

Mark Lee stated that it doesn't say that they will come downtown, but that is where they will connect. We have to have a plan to get funding in the future. We will get the core town configured and then move outward.

Sheldon Frain had a second question is, auto traffic and is there a plan for that as well as parking downtown?

Mark Lee stated that this is not part of the plan and this is to provide alternate modes of transportation.

Lloyd Mesmer motioned and Nick Perica seconded to close the public hearing at 7:05 p.m.

Lloyd Mesmer motioned Nick Perica seconded to approve the connectivity and walkability plan into the Comprehensive Plan as written.

The motion passed unanimously 5-0. The item will go to the City Council meeting on August 10th.

Final Plat — FP-02-26; Carter Acres — Consider a Final Plat for Carter Acres consisting of two lots located at 706 S. 122nd Street. - City Planner, Logan Strasburger gave the staff report for Final plat FP-02-26 Carter Acres, 706 S 122nd Street.

Lloyd Mesmer asked If the property would be addressed off Kansas Ave? Mark Lee stated that lot 1 would be addressed off Kansas Ave.

Lloyd Mesmer motioned Sherri Neff seconded to approve the final plat for Carter Acres as written. The motion passed unanimously 5-0. The item will go to the City Council meeting on August 10th.

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.

- City Planner, Logan Strasburger gave the staff report for the request of rezoning for BSRZ-05-26 - 901 S 134th St - Tiner Acres from rural residential to general residential. Rezoning of 5 acres of a 40 acre parcel.

Chair Lloyd Mesmer motioned Chair Nick Perica seconded to open the Public Hearing for BSRZ-05-26 at 7:18 p.m.

Call for anyone to speak in favor of this:

Krystal Voith 14500 Parallel, Basehor, KS. Consulting company for Guy Tiner. Restated that they are requesting the five acres be rezoned to general residential for the 5, one acre lots only.

Call for anyone speaking against this item.

Alexander Cole 915 S 134th St - Recommended that it not be approved based on wildlife refuge and needing to preserve the land for local wildlife and box turtles.

Open Discussion — Chair Paul Zeps asked, What is the actual protection status of this property?

Planner Logan Strasburger stated that she is sympathetic to box turtles and wildlife, but this development and rezoning does not require any environmental assessment from the EPA or the Department of Interior or Fish and Wildlife services.

Chair Paul Zeps - So before any construction can happen, is an environmental study done?

Planner Logan Strasburger stated it would happen if it was in a flood plain, a sensitive environmental area, but this is not.

Chair Paul Zeps asked what is the actual protection status of this?

Planner Logan Strasburger stated that usually happens for larger projects or extremely large developments. The scope of this project is not large enough to trigger something like that.

Community Development Director Mark Lee stated that the only dirt that is getting turned is for a house. No infrastructure to be installed. We are dividing 5 acres for 5 houses.

Jackie Dunham 1009 S 134th St — When do we talk about utilities for these properties?

Chair Paul Zeps stated when we talk about the plat that is when we discuss utilities.

Chair Lloyd Mesmer motioned Chair Nick Perica seconded to close the Public Hearing at 7:29 p.m.

Lloyd Mesmer motioned Sherri Neff seconded to approve BSRZ-05-26 as presented.

Chair Lloyd Mesmer asked if there was a pressure system on that property?

Community Development Director Mark Lee stated we would get into that when we talk about the plat. Some utilities are already there, those being water, electric, gas and the homes will be on septic.

The motion passed unanimously 5-0. The item will go to the City Council meeting on August 10th.

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.

- City Planner Logan Strasburger gave the staff report for the Final Plat-01-26 - 901 S 134th St - Tiner Acres.

Chair Lloyd Mesmer asked why it says 40.2 acres and then 39 acres?

City Planner Logan Strasburger cleared up the total acres. The 39 acres was on the agenda and was a staff error. It is 40.21 acres.

Lloyd Mesmer motioned Sherri Neff seconded to approve FP-01-26 as presented.

The motion passed unanimously 5-0. The item will go to the City Council meeting on August 10th.

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.

- City Planner Logan Strasburger gave the staff report for the request of rezoning for rezoning BSRZ-04-26 Lynn Valley Subdivision 13852 Kansas Ave.

Chair Lloyd Mesmer motioned Chair Nick Perica seconded to open the Public Hearing for BSRZ-04-26 Lynn Valley Subdivision at 7:41 p.m.

Call for anyone to speak in favor of this: None

Call for anyone speaking against this: None

Chair Paul Zeps asked: Is this a different version of general residential?

Chair Lloyd Mesmer asked about the width of the frontage and why it went down to 50'?

Community Development Director Mark Lee stated that some lots will be less than 60' general residential, so they want to change it to planned general residential to allow for different lot sizes.

City Planner Logan Strasburger stated the planned element of the planned general residential allows for the varying dimensions of the lot. So it keeps the uses as single family but allows flexibility in the dimensional standards only of the subdivision.

Lloyd Mesmer motioned Chair Nick Perica seconded to close the Public Hearing at 7:46 p.m.

Jason Cruse motioned Nick Perica seconded to approve the rezoning for BSRZ-04-26 as written.

The motion passed unanimously 4-1. Chair Sherri Neff abstained from the vote. The item will go to the City Council meeting on August 10th.

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. - City Planner Logan Strasburger gave the staff report for the request of the preliminary plat PP-01-26 Preliminary Plat for Lynn Valley Subdivision 13852 Kansas Ave.

Chair Lloyd Mesmer motioned Chair Nick Perica seconded to open the Public Hearing at 7:53 p.m.

Call for anyone to speak in favor of this: None

Call for anyone speaking against this:

Sheldon Frain 13731 Berger Ave, - Traffic issues downhill and the site line is bad, speeding on 138th and traffic entering that subdivision. Narrow roads and traffic on 138th street.

Andre Knight 643 S 138th St - Is it forced main sewer and the width of lots?

Jackie Dunham 1009 S 134th St - What size and value of homes will be on this property? Will it be consistent to what is already there?

Jim Miller 13784 Valleyview Way- Traffic issues, narrow roads and they should have their own main entrance off of Kansas Ave.

Roman Haehn Circle H Land Development, 306 Oak Street - We want to create a development that is safe for everyone. A third party traffic study was done and completed from 142nd to K7 on Kansas Ave. We will be widening Kansas Ave and adding curbs, gutters and sidewalks.

Alex Cole 915 S 135th St - He would like there to be environmental impact and wildlife considerations and maybe underpasses for wildlife.

Denise Frain - 13721 Berger Ave - All the residents of this subdivision will use 138th Street. Why isn't there an entrance from phase 1 to phase 2? All of that traffic will be using 138th in and out.

Discussion from the public about traffic, speed, volume, winter travel, lines of site, storm drainage, and a main entrance for this subdivision.

Roman Haehn stated that storm drainage will not allow for a road to go through there. It's a natural storm drainage from Le Valley as well. This project ties back to the housing study done by Bonner Springs. If we drive the infrastructure costs up too high, we can not build affordable housing.

Chair Paul Zeps stated the results of the traffic study will be available before the final plat.

Mark Lee stated there are 3 stub streets in Le Valley, and they were put there for future development. Lynn Valley Subdivision will tie into the sewer lift station, and it is sized for future development.

Roman Haehn stated that the lots are 50' and 65' frontage width.

Aaron Young, Summit homes 10450 Holmes KCMO - The homes will start at \$330 - \$350,000 range to fill the need for affordable homes in Bonner Springs.

Lloyd Mesmer motioned Chair Nick Perica seconded to close the Public Hearing at 8:23 p.m.

Lloyd Mesmer motioned Nick Perica seconded to approve the rezoning for PP-01-26 as written.

The motion passed unanimously 4-1. Chair Sherri Neff abstained from the vote. The item will go to the City Council meeting on August 10th.

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.

- Community Development Director Mark Lee went over the recommendations for BSZO-02-26 short-term rentals. He read the 4 options.

Chair Lloyd Mesmer motioned Chair Nick Perica seconded to open the Public Hearing at 8:36 p.m.

Open Discussion of short-term rentals:

Jordan Mackey, 120 Emerson, stated there should be no short-term rentals downtown because all they do is cause problems.

Paul Zeps asked what feedback did we get on short-term rentals.

Mark Lee, we had one application through the whole process.

Lloyd Mesmer motioned Chair Nick Perica seconded to close the Public Hearing at 8:41 p.m.

The Commission decided to leave the Short-Term Rentals as they were originally written as follows:

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.

Sherri Neff motioned Jason Cruse seconded to approve the BSZO-02-26 Short-Term Rentals as originally written.

The motion passed 4-1. The item will go to the City Council meeting on August 10th.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT - Application for Commissioner to be appointed to fill Larry Clark's vacancy.

Mission Prairie Farms as a preliminary plat and Board of Zoning item coming to them in August.

ADJOURNMENT - Chair Paul Zeps adjourned the meeting at 8:52 p.m.