



City of Bonner Springs

KANSAS

Tuesday, September 15, 2026

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.

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the meeting minutes

- | | |
|----------------|--|
| Action | Make a motion to approve, amend or deny the minutes as presented. |
| Recommendation | Staff recommends the Commission approve the minutes from the August 18th meeting as written and presented. |
| Documents: | |
| 1. | 8.18.26 PC minuets DRAFT |

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING – Special Use Permit – SUP-01-26 – Consider approval of a special use permit (SUP) for a below street grade residential use in the CC (Central Commercial) District located at 125 Oak Street.

- | | |
|----------------|---|
| Action | Make a motion to approve, amend or deny the requested special use permit with the conditions listed in the staff report. |
| Recommendation | Staff recommends APPROVAL of the Special Use Permit, SUP-01-26, 125 Oak Street Apartment, with the following conditions: |

1. The property owner/applicant shall submit a building permit application for the renovation associated with the proposed residential use. Plans shall be reviewed and approved by the City's Building Official, and all required inspections shall be conducted and passed prior to issuance of a certificate of occupancy.
2. Pay the required fees for final inspection and Certificate of Occupancy (CO) prior to occupancy of the structure.
3. A maximum of two, hard surface off-street parking spaces shall be provided at the rear of the building.
4. Future expansions and/or additions to the structure not identified on the approved floor plan will require submission of a revised Special Use Permit, building permits and subsequent reinspection.
5. The term of the Special Use Permit shall run for five (5) years with the option to renew at the end of the term.
6. The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance, duly adopted Building and/or Fire Code or

violation of any or all of the conditions set out in the Special Use Permit.

Documents:

1. Staff Report

2. Final Plat – FP-03-26 – Bungalows at Bonner Springs, 300 S. 130th Street - Consider a request for a final plat consisting of two lots for a planned mixed-residential development.

Action	Make a motion to approve the requested final plat with the conditions listed in the staff report.
Recommendation	Staff recommends APPROVAL of the Final Plat for the Bungalows at Bonner Springs, located at 300 S. 130th Street for a single-family attached residential development with the following conditions: 1. Final plat shall be filed within one (1) year after approval of preliminary plat and shall be in substantial compliance with approved preliminary plat. 2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat. 3. The applicant shall be responsible for a. All fees associated with building permits and; b. The extension/installation of all utilities to provide services to the development. 4. All construction drawings shall be reviewed and approved prior to construction, including any utility related drawings. 5. Once construction of the public infrastructure is completed, a set of drawings shall be submitted; they shall be stamped “As-Built” or “Record” drawings shall be submitted to the City as an official copy. 6. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

Documents:

1. Staff Report

3. Final Plat – FP-04-26 – Lynn Valley, 13852 Kansas Avenue – Consider a request for a final plat consisting of 63 lots and one tract for a detached single-family residential development.

Action	Make a motion to approve the requested final plat with the conditions listed in the staff report.
Recommendation	Staff recommends APPROVAL of the Final Plat for Lynn Valley Phase 1 located generally at the northwest corner of the intersection of 138th Street and Kansas Avenue for a single-family residential development with the following conditions: 1. Final plat shall be filed within one (1) year after approval of the preliminary plat and shall be in substantial compliance with the approved preliminary plat. 2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat. 3. A Privately Funded Public Improvements construction agreement shall be prepared and approved by all parties prior to commencement

of construction on any utility or street infrastructure that the City of Bonner Springs shall ultimately maintain.

4. The applicant shall be responsible for
a. All fees associated with building permits and;
b. The extension/installation of all utilities to provide services to the development.

5. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.

6. Once construction of the public infrastructure is completed, a set of drawings shall be submitted; they shall be stamped "As-Built" or "Record" drawings shall be submitted to the City as an official copy.

7. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

Documents:

1. Staff Report

4. Final Plat – FP-05-26 – Mission Prairie Farms, 400 S. 118th Street – Consider a request for a final plat consisting of 7 lots, 6 of which are between 9 and 10 acres for large detached single-family residences, and one 140-acre lot that will continue existing agricultural practice, located at 400 S. 118th Street.

Action Make a motion to approve the requested final plat with conditions listed in the staff report.

Recommendation Staff recommends **APPROVAL** of the **Final Plat** for **Mission Prairie Farms** located at 400 S. 118th Street for residential and agricultural uses with the following conditions:

1. The applicant shall adhere to the requirements for a Final Plat, after approval and contingent upon, any recommendations from the Planning Commission.

2. All comments made by the Design Review Team shall be addressed prior to execution of the Final Plat.

3. The applicant shall be responsible for
a. All fees associated with building permits and;
b. The extension/installation of all utilities to provide services to the development.

4. All construction drawings shall be reviewed and approved prior to construction, including any utility-related drawings.

5. Once construction of the public infrastructure is completed, a set of drawings shall be submitted; they shall be stamped "As-Built" or "Record" drawings shall be submitted to the City as an official copy.

6. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance.

Documents:

1. Staff Report

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT