



City of Bonner Springs

KANSAS

Tuesday, October 18, 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 - 07:00 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the minutes from the September 20, 2022 regular meeting

Action	Approve, Amend or Deny
Recommendation	Staff recommends approval as presented
Documents:	
1.	PC Minutes 9.20.22 draft

OLD BUSINESS

NEW BUSINESS

1. Lot Split - LS-03-22 – 328 Clark St

Action	Consider a Lot Split presented by Hahn Surveying; on behalf of the property owner(s), Vitt Properties, LLC
Recommendation	Staff recommends approval of the Lot Split application, with the following stipulations:

- Any further division of this lot or the parent parcel shall be done via the platting process as outlined within the Zoning Regulations of Bonner Springs.
- After approval, resubmit (2) 24" x 36" signed/sealed paper copies of the revised Lot Split drawings for Planning Commission signatures for filing;
- The Applicant shall file the Lot Split with the Register of Deeds and provide a paper copy and/or electronic (PDF) copy of the filed Lot Split to close the file; and
- No building permits shall be issued until the City of Bonner Springs has received a copy of the filed Lot Split.

Documents:

1. Complete agenda item LS-03-22 - Vitt Properties LLC

2. Special Use Permit - SUP-07-22 – Ad Trend Billboard K7 and K32

Action	Consider approval of a revision to Special Use Permit – 109 to allow for the installation of a digital display on the south facing side of the current sign, 12700 Kaw Drive.
Recommendation	Staff recommends that the Planning Commission approve the Special Use Permit to allow for a south facing digital billboard to be located at Kansas Highway 7 and Kansas Highway 32 (12700 Kaw Drive) upon the existing billboard, with staff recommendations.

Documents:

1. Complete agenda item SUP-07-22- Ad Trend

3. Comprehensive Plan Amendment – BSCP-01-22 – Nettleton Logistic Center (1209 S. 130th St.)

Action	Consider a request to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 1209 S. 130th Street.
Recommendation	Staff recommends that the Future Land Use Map be amended to reflect the proposed industrial use for the parcel, 1209 S. 130 th

Street.

In Staff's opinion the existing industrial use to the east makes development of that area east of the proposed Nettleton Avenue a logical area for more intense land uses while the change in elevations moving westward and north would protect those less intense uses (multifamily and commercial) from the proposed industrial uses.

Documents:

1. Complete Agenda Item - BSCP-01-22 - Nettleton Logistic Center

4. Rezoning – BSRZ-02-22 – Nettleton Logistic Center

Action	Consider a request for approval of a zoning change from R-3 (Multi-Family Residential) and C-2 (General Business District) to the zoning category of I-1 (Light Industrial)
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Recommendation	Staff recommends the Planning Commission approve the requested zoning change from C-2 and R-3 to I-1 (Light Industrial) with staff recommendations.
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Documents:

1. Complete Agenda Item-K7 and Nettleton-ReZone

5. goDotte Presentation

Action	None at this time
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Recommendation	None
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Documents:

OPEN AGENDA

CITY PLANNERS REPORT

1. Planner's Report

Action	Board of Zoning Appeals meeting for the November meeting, review of the revised Comprehensive Plan.
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Recommendation	None
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Documents:

ADJOURNMENT