



# City of Bonner Springs

## KANSAS

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**Tuesday, February 28, 2023**

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 - 7:00 PM**

### **CALL TO ORDER - ROLL CALL**

### **CONSENT AGENDA**

#### **1. Approval of the minutes from the January 17, 2023 meeting.**

Action Approve, Amend or Deny the minutes as submitted

Recommendation Approve as presented

Documents:

1. PC Minutes 1.17.23 draft

### **OLD BUSINESS**

### **NEW BUSINESS**

#### **1. Final Plat (Replat) – FP-01-22 - 399 N. 130<sup>th</sup> Street**

Action Consider a Replat for Ensign Storage at 399 N. 130th Street.

Recommendation Staff recommends that the Planning Commission approve the Final Plat for Ensign Commercial Third Plat with the stipulations listed in the Staff report.

Documents:

1. Complete Agenda Item - FP-01-22 - Ensign Storage - Final Plat Staff Report

#### **2. Final Plat (Replat) – RP-01-23 - Lot 242 Lake of the Forest – 542 Lake Forest Drive**

Action Consider a replat for 542 Lake Forest Drive.

Recommendation Staff recommends that the Planning Commission approve the Replat for Lake of the Forest Club 242 Estate – 542 Lake Forest Drive with the stipulations listed in the Staff report.

Documents:

1. Complete Agenda Item - RP-01-23 - Replat of Lot 242 Lake of the Forest Club 242 Estate - Staff Report

### **OPEN AGENDA**

### **COMMUNITY DEVELOPMENT DIRECTORS REPORT**

#### **1. CDD Monthly Report**

Action None - Informational only

Recommendation NA

Documents:

### **ADJOURNMENT**

## Memorandum

Date: February 28, 2023  
To: Mayor and City Council  
From: Mark Lee

**Subject: Approval of the minutes from the January 17, 2023 meeting.**

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**Recommendation:** Approve as presented

**Action:** Approve, Amend or Deny the minutes as submitted

**Background:** Minutes are attached

**Discussion:** None

**Financial Impact:** NA

**MINUTES – 1.17.23 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, January 17, 2022 – Regular Meeting – 7:00 p.m.

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The regular meeting was preceded by a Worksession which covered a progress report from Freese and Nichols regarding the development of our Uniform Development Ordinance.

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

**ROLL CALL**

Planning Commissioners Present: Larry Clark; Greg Gebauer; Lloyd Mesmer; Vince Bombardier; Paul Zeps; Sherri Neff; Nick Perica  
Absent: –Jason Cruse  
Quorum Established  
Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

**Item #2 – Approval of Minutes of December 20, 2022 Planning Commission meeting**

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

Motion to **APPROVE** the Consent Agenda was made by Vice-Chair Clark and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

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

NAY – None

**MOTION PASSED 7 – 0**

3. **UNFINISHED BUSINESS**

None

**NEW BUSINESS**

4. **Agenda Item # 4– PUBLIC HEARING: Comprehensive Plan Change – BSCP-02-22– Consider a request** to amend the Bonner Springs Future Land Use Map as currently indicated within the Comprehensive Plan for the property address of 720 N. 118th Street.

Chair Gebauer introduced Item #4 and asked for staff's report.

Staff introduced the item, explained the location of the project and the project itself. Staff further explained that the property currently has no utilities extended to service it and the developers would be responsible for the construction and extension of services to the site. Furthermore, they will need to work with the Unified Government to procure the necessary agreements in order to have certain services provided – mainly sanitary sewer and water.

Staff further stated that with the development of the URBN Distribution Center and future industrial development slated in the area, the immediate area is already undergoing significant changes.

Chair Gebauer called for a motion to open the public hearing – Motion was made by Vice-Chair Clark and **SECONDED** by Commissioner Perica. Public Hearing was opened at 7:03pm.

Chair Gebauer asked if there was any one present that would like to speak about the item. There were several members of the public present, Staff stated to those present that this was their opportunity to speak either in favor or against the proposal.

Commissioner Zeps asked how this relates to the proposed Future Land Use Map that was provided in their revised Comprehensive Plan draft. Staff stated the map that was included within the draft copy was nothing other than a staff option, any changes to the land use map would be indicated on the current Future Land Use Map.

Staff explained to the public that the requested change to the land use map is where the majority of discussion takes place and the following rezoning request does not have much discussion behind it. If members of the public were here to provide input, either positive or negative, now was the appropriate time to provide that input.

Grant Harrison with Van Trust provided a short power point presentation regarding past projects completed by their company as well as providing a brief background about Van Trust Real Estates. Mr. Harrison did mention that they did not currently have a tenant secured but they had interests. He spoke about their basic models – cross dock and rear load facilities. Mr. Harrison then explained the renderings that had been provided to the Commission and how they would/could interact with the site.

Commissioner Zeps asked about a neighborhood meeting, staff had stated earlier that Van Trust did request a neighborhood meeting with all surrounding property owners and one was held the week of January 9<sup>th</sup>. Traffic was one of the residents' main concerns. Mr. Harrison stated a Traffic Impact Study was being completed and their intent was to provide turn lanes, both from Speedway Boulevard and N. 118<sup>th</sup> Street. He further spoke about what topics were covered in the neighborhood meeting other than traffic – landscaping, stormwater and a few other topics.

Commissioner Clark asked how many neighbors attended the meeting – Mr. Harrison stated 5 or 6 not including their group. Commissioner Zeps inquired about the actual number of residents in the area, staff used the Unified Governments GIS website to display the area in more detail. The developers reached out to all residents along N. 118<sup>th</sup> Street, staff indicated there were far more residents on the Kansas City Kansas side of the street then on the Bonner Springs side.

Vice-Chair Clark stated that he felt as though every year since he has been on the Commission that a different or new proposal has come forward regarding this site but nothing has come to fruition. Vice-Chair Clark asked if Van Trust had a planning horizon in which a tenant would be potentially secured for the site. Mr. Harrison stated that for them, industrial is purely a speculative market currently but that they would expect, if all goes as planned, to begin grading the site towards the middle of 2023 and build soon after that, with the construction anticipated to take 10-12 months, not including interior tenant finishes.

Vice-Chair Clark asked if the building would be constructed of tilt-up concrete panels, Mr. Harrison stated; “that or cast in place tilt-up.” One being cast off-site while the other takes place on-site.

Chair Gebauer asked if there were any other questions from the Commissioners; there were none. Staff asked if there was any particular section of the staff report that they would like to discuss. Staff mentioned Item #1 of the report – ‘What has changed since the Comprehensive Plan was adopted to warrant this request?’ and spoke about the construction of the URBN Distribution Center and the future plans for the “Speedway Commerce Center” along with what impact this will have on the area and how drastically the area has changed since the plan was adopted, including traffic patterns. Staff further explained the lack of utilities in the area and how our Sewer Master Plan indicated a connection to an existing 12” sewer line served by the UG. Staff further mentioned that within our 2022 Citizen Survey – 50% of respondents indicated industrial should occur “Along I-70 and within one mile of major intersections with direct access.”

Commissioner Zeps asked about the location of the Compass 70 project and discussed how that became a contentious issue with those surrounding land owners. He further stated that; since all of these changes have happened in the approximate area, we (the City) are using that as a catalyst to change from residential to industrial all over the city. That is all replacing residential, mixed-use or commercial real estate. Commissioner Zeps expressed his concerns over Bonner Springs losing that “small town” feel that everyone wants. He questioned what would eventually stop industrial development in this area, looking at uses that surround or back up to this particular site, Wyandotte County Park and Sunflower Hills Golf Course should serve as stopping points for westward expansion. Commissioner Zeps expressed his concern that those individuals were being surrounded by industrial uses.

Vice-Chair Clark asked what type development was happening just south of I-70, stating he had noticed dirt being moved on the Edwardsville side. Staff stated it was the proposed site of the Hard Rock Casino, Vice-Chair Clark corrected staff and stated it was on the west side of 110<sup>th</sup> not the east. Staff explained from what they were aware of was a previous sewer line that was installed through previously dedicated right of way. Staff stated they had received an email from the City Planner of Edwardsville asking for information regarding the Compass 70 project. Staff located the email and read it for the Commissioners – “We have an upcoming zoning case associated with a piece of property located at 11200 Riverview Avenue, along the border of Edwardsville and Bonner Springs.” But did not specify what it would be.

No members of the public had expressed interest in speaking on the matter; staff made it clear to them that this was the opportune time to express their viewpoint(s) and we did not want their voice to go unheard.

**Mike Reilly; Triple R Properties – 608 Delaware Street; Leavenworth KS** spoke – he stated they are the owners of the roughly 80 acres just north and connected to this parcel that was included within the previous development. He stated he was there to neither speak in favor nor against but was looking for collaboration between Van Trust and Triple R regarding coordination of access and utilities as it relates to the area as a whole, including access points and utilizes; including the extension of 122<sup>nd</sup> Street to the south. Mr. Reilly just wanted to make sure that his concerns were put into the public record, Mr. Reilly was concerned about the two access points from this property onto Speedway Boulevard – *there is only one indicated, the other access point is onto N. 118<sup>th</sup>* – he further stated that in today’s economic conditions that the extension of 122<sup>nd</sup> Street may not even need to occur depending on how the remainder of the area continues to develop. Mr. Reilly wanted to make sure that the extension of 122<sup>nd</sup>, if required, would not fall solely upon their development.

Commissioner Zeps asked staff if they knew anything about all of the land to the north of State Avenue. Commissioner Zeps stated that just because the URBN Distribution Center was constructed does not necessarily mean that the entire surrounding area is changing. Commissioner Zeps expressed concern that we were boxing out potential residential development with what was currently being developed around the Village West area along Parallel Road. Staff stated the only project he was aware of was that the American Royal project was picking up steam again and being discussed at the UG. Staff spoke about the zoning configuration in the area and how even the Speedway itself, including the new URBN Dist. Center was zoned as Agriculture, staff made the assumption that these existing buildings were operating under Special Use Permits to be allowed in that zoning district. Staff and the Commissioners looked at the surrounding zoning in Kansas City Kansas via the County GIS system, there are several different zoning districts north of State Avenue, including commercial, multifamily residential and mostly agricultural.

Chair Gebauer asked if any other members of the public would like to speak about the request.

**Owners Representative (son-in-law) – 510 N. 118<sup>th</sup> Street** spoke – He stated that the owner wishes the City would not approve the change. She is concerned about an increase in traffic on 118<sup>th</sup> Street. The concern is that employees of these facilities will begin to utilize 118<sup>th</sup> Street as a “cut-through” to Walmart and other retail spaces further south in Bonner Springs. They expressed concerns over street maintenance on 118<sup>th</sup>, stating that it has even been degraded in the limited time that URBN Dist. Center has been open. They expressed concerns over property values and what this may do to them. They spoke about the ‘odd’ entrance that the daycare has and how individuals must park on the east side of 118<sup>th</sup> and walk themselves and their children across the street to the facility. They then asked Van Trust if they would continue to own the property after completion of the building, they stated it could go either way but they would more than likely sell to an end user.

Chair Gebauer asked if there were any other members of the public wishing to speak, being none, he called for a motion to close the public hearing. Commissioner Zeps made a motion to close the public hearing, Commissioner Bombardier seconded, the public hearing was closed at 7:44pm.

Commissioner Zeps expressed his concern again about the amount of industrial development coming forward in Bonner Springs.

Commissioner Bombardier stated that he felt a precedent had already been set in the area by the construction and opening of the URBN Dist. Center. He further expressed mixed emotions, stating he understood that there was residential on both sides and that the traffic from a commercial business may be more impactful for the residents, but without knowing exactly what business would be moving into the industrial space it was difficult to determine

what the future impact may be, if there is truck traffic throughout the day – that could prove very impactful, the traffic study will very important.

Vice-Chair Clark stated that while he sympathizes with the individuals representing their mother-in-law, he feels as though she may be caught between a rock and a hard place due to the fact that a plan is already in place for multiple industrial facilities being proposed throughout the Speedway property. He further stated that with the industrial development occurring, the prospect of future residential being constructed in that vicinity is not likely to occur. He further stated he thought the City would be bucking the trend by leaving this area for residential development, in turn he felt that the surrounding area would more than likely develop as commercial or light industrial given the nature of the roadway system in the area – State Avenue being so heavily traveled, the potential development of the American Royal facility and the industrial development slated to continue.

Commissioner Mesmer stated that he could sympathize with the comments made by the Commissioners. He further stated what happens on the other side of State Avenue and the surrounding streets is completely out of our control but what happens on our side is fully within our control but, only though if we have someone come in that wants to develop the land in a certain way and has all of the appropriate financing in place which has not happened with the previous potential development of the area. This area has come through at least twice as residential housing and never moved forward, along with the other plans that have been submitted, approved and never moved forward with development. Commissioner Mesmer stated that living in this type of area – with all of the highway systems in place and commercial development in place – “you don’t simply ask what is coming in but when”.

Commissioner Neff stated that she also had mixed emotions about the project; while Bonner Springs does needs more industrial for job creation and this location would be a good fit, we also need to keep areas intact for the development of mixed use zoning.

Commissioner Zeps stated that as Kansas City Kansas continues to expand to the west, that more and more areas will become commercial or residential and this need will grow over the years.

Commissioner Mesmer stated the time for discussion amongst the Commissioners needed to come to a close and promptly made a motion to **APPROVE** the Future Land Use amendment with staff recommendations; Chair Gebauer called for a second. Commissioner Zeps **SECONDED** the motion.

Chair Gebauer asked staff for a Roll Call vote

AYE – Bombardier, Clark, Mesmer, Perica, Gebauer

NAY – Zeps, Neff

ABSTAIN - None

MOTION PASSED 5 – 2

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**5. Agenda Item # 5 PUBLIC HEARING: Request for Rezoning – BSRZ-03-22 - Consider a request for approval of a zoning change from MX (Mixed Use) to the zoning category of I-1 (Light Industrial) for 720 N. 118<sup>th</sup> Street.**

Chair Gebauer introduced Item #5 and asked for staff’s report.

Staff explained the request for the project, the location of the project and that it must proceed through the public hearing process.

Chair Gebauer called for a MOTION to open the public hearing. Vice-Chair Clark made a motion to open the hearing, Commissioner Zeps **SECONDED**. Public hearing was opened at 8:04pm.

Chair Gebauer asked if any members of the public would like to speak in favor or against the proposed zoning change, none were present (members left after the Comprehensive Plan Amendment).

Chair Gebauer called for a MOTION to close the public hearing. Vice-Chair Clark made a MOTION to close the hearing, Commissioner Zeps **SECONDED**. Public hearing was closed at 8:04pm.

Vice-Chair Clark made a motion to **APPROVE** the requested zoning change, Commissioner Mesmer **SECONDED**.

Chair Gebauer asked if there was any discussion to be had amongst the Commissioners, staff commented that the concerns over the impact of traffic would be far less in this scenario as it would have been with the development of Bonner Crossing. The thought amongst staff and the Commission was that it would be more the nature of traffic than the amount of traffic. The comment was made that even in the Bonner Crossing development there would have still been some truck traffic for deliveries and other aspects of that particular development.

Staff stated the developers are and will be required to complete a Traffic Impact Study that will be reviewed and approved by the City Engineer and possibly the Unified Government. The study will more than likely indicate that improvements will be needed on certain sections of the impacted roadways.

Staff and the Commissioners discussed the lack of development in the area of the Kansas Speedway since it opened in 2001. The only large scale development in the immediate area, was the development of Village West, which has struggled to some degree over the years. None of the planned development that was to occur around the Speedway has come to fruition.

Chair Gebauer called for a Roll Call vote.

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

NAY – Zeps

ABSTAIN - None

MOTION PASSED 6 – 1

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**6. Agenda Item #6 Site Plan Review – ST-07-22 – 11939 Kaw Drive - Consider a Site/Landscape Plan for 11939 Kaw Drive – Eldon Hix (owner).**

Chair Gebauer introduced Agenda Item #6 and asked for Staff's report.

Staff explained the project and project location and how this additional building was the only topic being discussed this evening. Staff explained that the current business (ABC Garage Doors) is doing so well that they are in fact running out of storage capacity in their current building and are in need of warehousing space.

Staff did discuss the fact that Mr. Hix indicated a metal structure in his application. The recently adopted Architectural Design Standards allowed for metal structures within certain existing areas but this parcel was just two away from one such area. Staff further stated that they felt Mr. Hix should be allowed to construct the metal building as presented. Staff further stated that recommendations are added into the staffs report that would require Mr. Hix to provide landscaping in the form of a minimum of five (5) trees of approved species. There is currently little to no landscaping present on-site.

There was discussion between the Commissioners and staff regarding Mr. Hix's' overall scope of work on the site but staff reiterated that tonight's meeting was only regarding the one additional build at this time.

Commissioner Zeps made a **MOTION** to approve the requested Site and Landscape with staff recommendations. Vice-Chair Clark **SECONDED**.

Chair Gebauer asked staff for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7-0

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**7. Agenda Item #7 – OPEN AGENDA – None**

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**8. Agenda Item #7 - CITY PLANNER'S REPORT**

- a) Review comparison table of current Comprehensive Plan vs. Updated version
- b) Discuss revisions to the accessory building size limitations
- c) Next meeting agenda
  - i. Replat of Ensign Storage
  - ii. Replat of Lot 242 in Lake of the Forest

Chair Gebauer adjourned the meeting at 7:31pm.

DRAFT

## Memorandum

Date: February 28, 2023  
To: Mayor and City Council  
From: Mark Lee

**Subject: Final Plat (Replat) – FP-01-22 - 399 N. 130<sup>th</sup> Street**

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**Recommendation:** Staff recommends that the Planning Commission approve the Final Plat for Ensign Commercial Third Plat with the stipulations listed in the Staff report.

**Action:** Consider a Replat for Ensign Storage at 399 N. 130th Street.

**Background:** The property is currently zoned C-S (Highway Service District)

The current area included in the final plat is vacant but is currently a portion owned by the Agricultural Hall of Fame. The proposed plat will remove these portions from the AG Hall of Fame property and then include them into the replat of Ensign Storage. This replat and necessary land swaps have or will occur prior to the plat being finalized. The proposed plat includes one lot with an approximate lot size of 13.11+/- acres

The proposed development will not change any lots outside of the proposed final plat area, except the two listed above.

**Discussion:** Staff report is attached

**Financial Impact:** NA

# City of Bonner Springs

## Agenda Item Cover Sheet

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### Agenda Item No. 5

CASE #: FP-01-22

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**Topic:** Consider a Replat for - Ensign Storage at 399 N. 130<sup>th</sup> Street.

**Narrative:** The property is currently zoned C-S (Highway Service District)

The current area included in the final plat is vacant but is currently a portion owned by the Agricultural Hall of Fame. The proposed plat will remove these portions from the AG Hall of Fame property and then include them into the replat of Ensign Storage. This replat and necessary land swaps have or will occur prior to the plat being finalized. The proposed plat includes one lot with an approximate lot size of 13.11+/- acres

The proposed development will not change any lots outside of the proposed final plat area, except the two listed above.

**Presented by:** Mark Lee-Planning & Zoning Director

**Staff Recommendation:** Staff recommends that the Planning Commission approve the Final Plat for Ensign Commercial Third Plat with the stipulations listed in the Staff report.

**Attachments:**

Staff Report (3pgs)

Aerial Image (1pg)

Copy of Final Plat (1pg)



**FINAL PLAT ENSIGN STORAGE– REQUEST FOR APPROVAL OF A FINAL PLAT OF LOT 1 – 399 N. 130<sup>TH</sup> STREET.**

**MEETING DATE:** February 28, 2023  
**REPORT WRITTEN:** February 1, 2023  
**CASE #:** FP-01-22

**APPLICANT:**

- Triangle Self Storage, LLC  
11020 King Street  
Overland Park KS 66210

**SURVEYOR**

- Kaw Valley Engineering  
2319 North Jackson  
PO Box 1304  
Junction City, KS 66441

**REQUEST:**

The applicant is requesting approval of a replat comprised of one (1) lot.

**ZONING:**

- The property is currently zoned “C-S” Highway Service district

**SURROUNDING ZONING:**

- North A-1 (Agricultural District) – AG Hall of Fame
- South A-1 (Agricultural District) – AG Hall of Fame
- East A-1 (Agricultural District) – AG Hall of Fame
- West C-S (Highway Service District) – Car Wash

**BACKGROUND:**

The initial plat was approved in 2005 as the Ensign Commercial Final Plat, it was replatted in 2015 as the Ensign Commercial Second Plat, this plat created the parcel that Ensign Storage is now constructed upon. This new plat encompasses ground recently purchased by Ensign Storage from the Agricultural Hall of Fame in order to complete their expansion.

The proposed plat will remove property currently owned by the AG Hall of Fame and then include it within the Ensign Commercial Third Plat. The proposed plat includes one (1) commercial lot with an average lot size of 13.11+/- acres.

The proposed development will not change any lots outside of those listed within the staff report.



Typical preliminary and/or final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs.

#### **Traffic Impact**

While the expansion of the storage facility may create a slight increase in traffic; The storage facility does not see large volumes of daily traffic; therefore, any congestion should be limited.

#### **Stormwater Management**

Stormwater Management facilities will be required for this parcel and development. The stormwater/drainage report has been reviewed by the City Engineer and given approval. The stormwater management system will consist of two (2) different methods, one being underground detention and the other being above ground, these will capture different areas within the expansion.

The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

### **Utilities**

New utilities are proposed with the subject plat. As part of the final plat appropriate utility easements are being put in place to accommodate utility service extensions.

Utility providers have been notified of the final plat and have been given an opportunity to comment.

### **Subdivision Regulations Requirements**

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements have been met. The final plat will not be released prior to execution of all review comments.

### **STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the Final Plat for the Ensign Commercial Third Plat with the stipulations listed below.

### **STAFF STIPULATIONS:**

**Staff recommends approval of the Final Plat for the Ensign Storage Third Plat application, with the following stipulations:**

1. All comments and review items provided by the City Engineer and the Design Review Team shall be addressed prior to execution of the plat.
2. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations.
3. The Final Plat shall be filed with the Wyandotte County Register of Deeds.

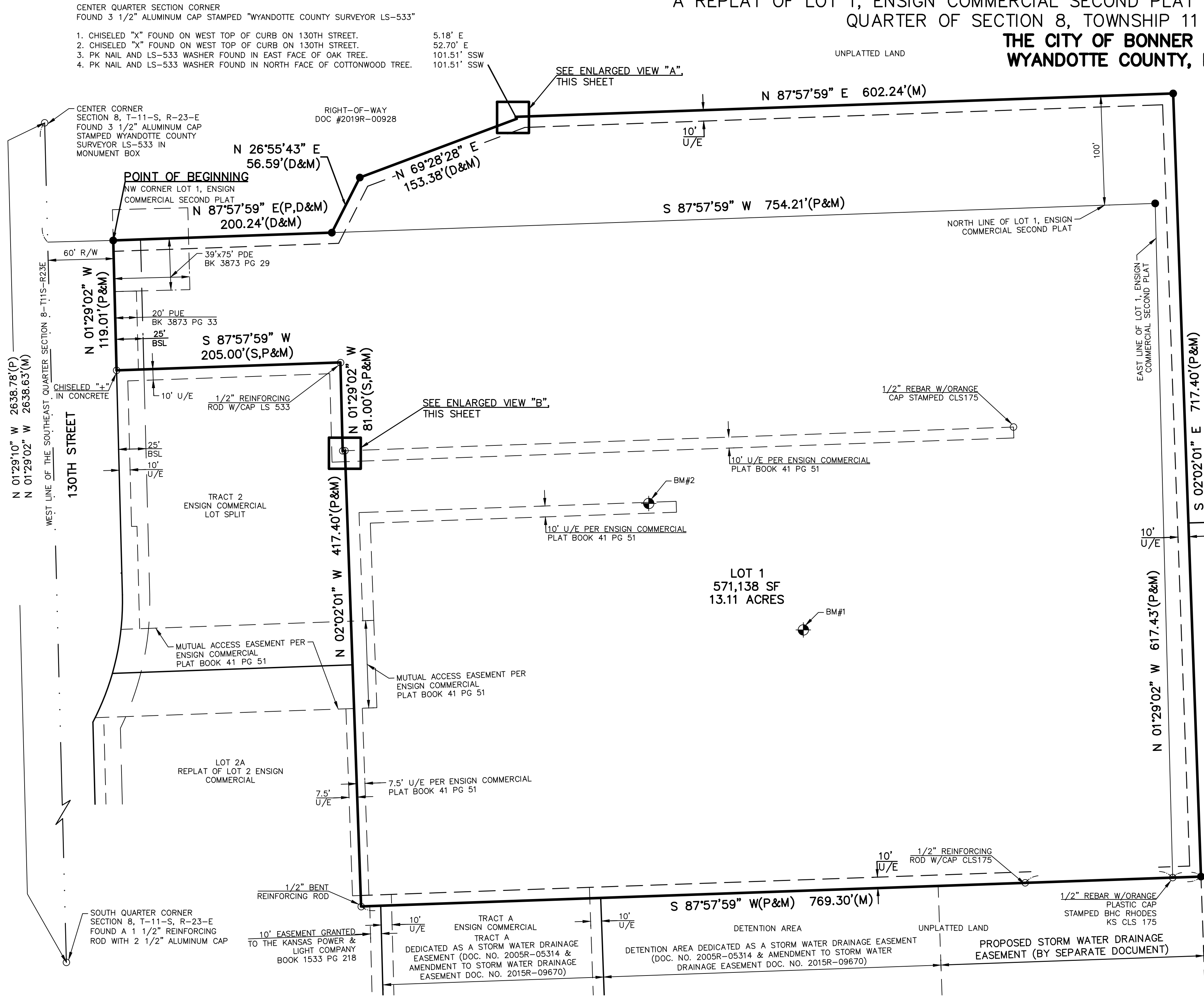


FINAL PLAT

# ENSIGN COMMERCIAL THIRD PLAT

A REPLAT OF LOT 1, ENSIGN COMMERCIAL SECOND PLAT AND A TRACT OF LAND IN THE SOUTHEAST  
QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 23 EAST

THE CITY OF BONNER SPRINGS  
WYANDOTTE COUNTY, KANSAS



SOUTH QUARTER SECTION CORNER  
FOUND 1/2" REBAR WITH 2.5" ALUMINUM CAP AT INTERSECTION OF K-7 HWY AND RIVERVIEW.

- CHISELED "X" FOUND ON WEST TOP OF CURB FOR MEDIAN. 8.74' NE
- CHISELED "X" FOUND ON WEST TOP OF CURB FOR MEDIAN. 8.75' SE
- CHISELED "X" FOUND ON TOP OF CURB AT MID RADIUS. 76.44' SW
- 40D NAIL FOUND IN SOUTH FACE OF UTILITY POLE. 101.13' WSW

#### SURVEYED PARCEL:

ALL OF LOT 1, ENSIGN COMMERCIAL SECOND PLAT, A SUBDIVISION RECORDED AS DOCUMENT NUMBER 2015R-11061 IN THE REGISTER OF DEEDS OFFICE IN WYANDOTTE COUNTY, KANSAS AND THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, IN THE CITY OF BONNER SPRINGS, COUNTY OF WYANDOTTE, STATE OF KANSAS, BEING A PORTION OF THE REAL PROPERTY DESCRIBED IN GENERAL WARRANTY DEEDS RECORDED IN SAID REGISTER OF DEEDS OFFICE AS BOOK 1696 BOOK 549 AND BOOK 1720 BOOK 222, BEING DESCRIBED BY JASON R. LOADER, PS 1462, ON DECEMBER 13, 2022, AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THE DESCRIPTION ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 T-11-S, R-23-E HAVING A BEARING OF N 01°29'02" W AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS AND REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83)

COMMENCING AT THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, ENSIGN COMMERCIAL SECOND PLAT, ALSO BEING A POINT ON THE SOUTH LINE OF THE REAL PROPERTY DESCRIBED IN GENERAL WARRANTY DEED RECORDED AS DOCUMENT 2019R-00928 IN THE REGISTER OF DEEDS OFFICE; THENCE ON THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID REAL PROPERTY, N 87°57'59" E 200.24 FEET; THENCE CONTINUING ON SAID SOUTH LINE OF REAL PROPERTY, N 26°55'43" E 56.59 FEET; THENCE CONTINUING ON SAID SOUTH LINE OF REAL PROPERTY, N 69°28'28" E 153.38 FEET; THENCE CONTINUING ON SAID SOUTH LINE OF REAL PROPERTY, N 28°03'54" W 2.05 FEET TO A POINT 100.00 FEET NORMALLY DISTANT FROM SAID NORTH LINE OF LOT 1; THENCE PARALLEL WITH AND 100.00 FEET NORMALLY DISTANT FROM SAID NORTH LINE OF LOT 1, N 87°57'59" E 602.24 FEET; THENCE S 02°02'01" E 717.40 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1; THENCE ON SAID SOUTH LINE AND SAID EASTERLY PROLONGATION, S 87°57'59" W 769.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON THE WESTERLY LINE OF SAID LOT 1, N 02°02'01" W 417.40 FEET; THENCE CONTINUING ON SAID WESTERLY LINE OF LOT 1, S 87°57'59" W 2.07 FEET; THENCE CONTINUING ON SAID WESTERLY LINE OF LOT 1, N 01°29'02" W 81.00 FEET; THENCE CONTINUING ON SAID WESTERLY LINE OF LOT 1, S 87°57'59" W 205.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF 130TH STREET; THENCE CONTINUING ON THE WESTERLY LINE OF SAID LOT 1 AND SAID EASTERLY RIGHT-OF-WAY LINE, N 01°29'02" W 119.01 FEET TO THE POINT OF BEGINNING. CONTAINS 13.11 ACRES, MORE OR LESS.

#### END OF DESCRIPTION

#### BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, T-11-S, R-23-E HAVING A BEARING OF N 01°29'02" W AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS AND REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83

#### FLOOD STATEMENT:

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "OTHER AREAS" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20209C0110E REVISED DATE SEPTEMBER 2, 2015.

## REGISTER OF DEEDS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_ O'CLOCK AND IS DULY RECORDED.

NANCY BURNS, REGISTER OF DEEDS

SUSIE NELSON, DEPUTY

## COUNTY CLERK

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT. GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_, COUNTY CLERK

## COUNTY SURVEYOR

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT K.S.A. 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND, IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BRENT E. THOMPSON, KS PS #1277  
COUNTY SURVEYOR

#### BENCHMARKS:

BM#1: CHISELED "SQUARE" CUT ON NORTHEAST CORNER CONCRETE PAD UNIT 701. ELEV=994.10

BM#2: CHISELED "PLUS" CUT ON TOP NORTHEAST FLANGE BOLT OF FIRE HYDRANT, SOUTHEAST CORNER UNIT 1221. ELEV=995.96

## PLAT DEDICATION

WE, THE UNDERSIGNED PROPRIETORS OF THE TRACT OF LAND DESCRIBED ON THIS DOCUMENT HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREINAFTER BE KNOWN AS "ENSIGN COMMERCIAL THIRD PLAT".

## UTILITY EASEMENT DEDICATION

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT DO HEREBY DEDICATE THE EASEMENTS OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATER LINES, GAS, SEWER LINES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER, AND UNDER THESE AREAS OUTLINES AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENTS" OR "U/E" IS HEREBY GRANTED TO THE CITY OF BONNER SPRINGS, KANSAS, WITH SUBORDINATE USE OF THE SAME BY GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES.

## EXECUTION

IN TESTIMONY WHEREOF: TRIANGLE STORAGE LLC, A KANSAS LIMITED LIABILITY COMPANY HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MATTHEW V. RESSEGIEU, AUTHORIZED AGENT  
TRIANGLE SELF STORAGE, LLC,  
A KANSAS LIMITED LIABILITY COMPANY

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME MATTHEW V. RESSEGIEU, AUTHORIZED AGENT FOR TRIANGLE SELF STORAGE, LLC, A KANSAS LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE-WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

## EXECUTION

IN TESTIMONY WHEREOF: AGRICULTURAL HALL OF FAME, INC. HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

AUTHORIZED AGENT  
AGRICULTURAL HALL OF FAME, INC.

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

BE IT REMEMBERED THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME AUTHORIZED AGENT, AGRICULTURAL HALL OF FAME, INC. TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE-WRITTEN.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

## APPROVALS

THIS PLAT OF \_\_\_\_\_ ENSIGN COMMERCIAL THIRD PLAT  
HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

GREG GEBAUER  
PLANNING COMMISSION CHAIRMAN

MARK LEE  
PLANNING COMMISSION SECRETARY

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

JEFF HARRINGTON, MAYOR

ATTEST:  
CHRISTINA BRAKE, CITY CLERK

## SURVEYOR'S CERTIFICATION

STATE OF KANSAS } SS  
COUNTY OF GEARY

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY DIRECT SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF BONNER SPRINGS, KANSAS, HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS; AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT JUNCTION CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

DATE OF SURVEY: DECEMBER 2, 2022



2319 NORTH JACKSON | P.O. BOX 1304  
JUNCTION CITY, KANSAS 66441  
PH. (785) 762-5040 | FAX (785) 762-7744  
jc@kveng.com | www.kveng.com

PROJECT:  
399 N 130TH STREET  
BONNER SPRINGS, KANSAS

PREPARED FOR:  
SECURITY STORAGE, LLC  
11020 KING STREET, SUITE 104  
OVERLAND PARK, KANSAS 66210

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24

JASON R. LOADER  
1462  
loader@kveng.com

PROJECT NO.  
A22\_0879  
DRAWN BY  
JT  
CHECKED BY  
JRL  
SPN  
0879REPLAT  
SHEET  
1 OF 1

## Memorandum

Date: February 28, 2023  
To: Mayor and City Council  
From: Mark Lee

**Subject: Final Plat (Replat) – RP-01-23 - Lot 242 Lake of the Forest – 542 Lake Forest Drive**

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**Recommendation:** Staff recommends that the Planning Commission approve the Replat for Lake of the Forest Club 242 Estate – 542 Lake Forest Drive with the stipulations listed in the Staff report.

**Action:** Consider a replat for 542 Lake Forest Drive.

**Background:** The property is currently zoned R-1 (Single Family Residential District)

The portion of ground to be included in the final plat is currently utilized as 'Common Ground' and owned by the Lake of the Forest Home Owners Association. The proposed plat will remove a portion from the 'Common Ground' property to in-turn be incorporated into the replat of Lot 242. The proposed plat includes one lot with an approximate lot size of 0.35+/- acres

The proposed replat will not change any lots outside of the proposed final plat area, except the two listed above.

**Discussion:** Staff report attached

**Financial Impact:** NA

# City of Bonner Springs

## Agenda Item Cover Sheet

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### Agenda Item No. 6

CASE #: RP-01-23

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**Topic:** Consider a Replat for – 542 Lake Forest Drive.

**Narrative:** The property is currently zoned R-1 (Single Family Residential District)

The portion of ground to be included in the final plat is currently utilized as ‘Common Ground’ and owned by the Lake of the Forest Home Owners Association. The proposed plat will remove a portion from the ‘Common Ground’ property to in-turn be incorporated into the replat of Lot 242. The proposed plat includes one lot with an approximate lot size of 0.35+/- acres

The proposed replat will not change any lots outside of the proposed final plat area, except the two listed above.

**Presented by:** Mark Lee-Planning & Zoning Director

**Staff Recommendation:** Staff recommends that the Planning Commission approve the Replat for Lake of the Forest Club 242 Estate – 542 Lake Forest Drive with the stipulations listed in the Staff report.

**Attachments:**

Staff Report (3pgs)

Aerial Image (1pg)

Copy of Final Plat (1pg)



**REPLAT LAKE OF THE FOREST CLUB 242 ESTATE – REQUEST FOR APPROVAL  
OF A REPLAT FOR – 542 LAKE FOREST DRIVE.**

**MEETING DATE:** February 28, 2023  
**REPORT WRITTEN:** February 1, 2023  
**CASE #:** RP-01-22

**APPLICANT:**

- Gaylenne Sander  
542 Lake Forest Drive  
Bonner Springs, KS 66012

**SURVEYOR**

- Atlas Land Consulting  
14500 Parallel Road  
Basehor, KS 66007

**REQUEST:**

The applicant is requesting approval of a replat comprising one (1) lot.

**ZONING:**

- The property is currently zoned “R-1” Single Family Residential District

**SURROUNDING ZONING:**

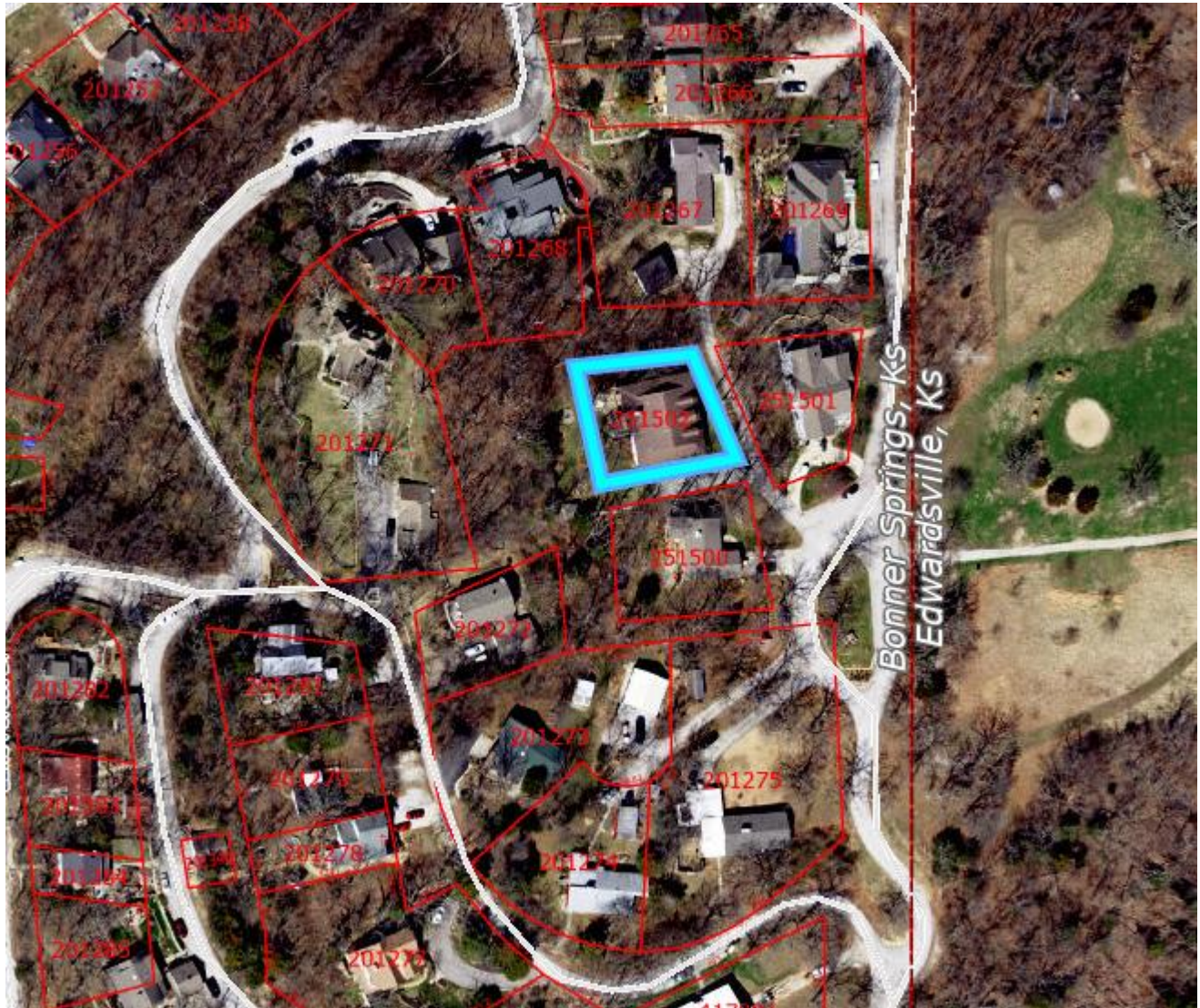
- R-1 (Single Family Residential District)

**BACKGROUND:**

This replat encompasses ground to be purchased by the property owner of Lot 242 from the Home Owners Association in order to enlarge their personal lot.

The proposed plat will remove property currently owned by the Home Owners Association and listed as ‘Common Ground’ and then include it within the boundary of Lot 242 (Lot 1 on plat). The proposed plat includes one (1) residential lot with a lot size of 0.35+/- acres (15,460.85sqft).

The proposed development will not change any lots outside of those listed within the staff report.



Typical preliminary and/or final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs.

#### **Traffic Impact**

There will be no increase in traffic outside of the usual.

#### **Stormwater Management**

Stormwater management is taken into account for the entire development and does not pertain to this individual lot.

#### **Utilities**

No new utilities are needed for this replat.

**Subdivision Regulations Requirements**

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements have been met. The final plat will not be released prior to execution of all review comments.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission approve the Final Plat for the Lake of the Forest Club 242 Estate – 542 Lake Forest Drive with the stipulations listed below.

**STAFF STIPULATIONS:**

**Staff recommends approval of the Final Plat for Lake of the Forest Club 242 Estate – 542 Lake Forest Drive application, with the following stipulations:**

1. All comments and review items provided by the City Engineer and the Design Review Team shall be addressed prior to execution of the plat.
2. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations.
3. The Final Plat shall be filed with the Wyandotte County Register of Deeds.

