



City of Bonner Springs

KANSAS

Tuesday, March 19, 2024

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 minutes from the February 20, 2024 meeting

Action Approve, Amend or Deny the minutes as presented

Recommendation Approve the minutes as presented

Documents:

1. PC Minutes 2.20.24 draft

UNFINISHED BUSINESS

NEW BUSINESS

1. PUBLIC HEARING - Rezoning – BSRZ-01-24 - 13230 Riverview Avenue – Consider a request to rezone a portion of the property from its current zoning of RR (Rural Residential District) to GR (General Residential District). In order to create a new parcel that adheres to the Unified Development Ordinance.

Action Approve, Amend or Deny the rezoning request as presented

Recommendation Staff recommends the Planning Commission approve the requested zoning change for a portion of 13230 Riverview Avenue as indicated on the included site rendering. The requested zoning change is from RR (Rural Residential District) to GR (General Residential District).

Staff would further recommend the following if the request is approved by the Commission.

1. The division of the existing parcel and creation of the new parcel shall adhere to the requirements as provided in the Unified Development Ordinance for a Minor Plat.
2. A building permit shall be applied for and obtained prior to the construction of any future dwelling.
3. Appropriate and approved septic system permit shall be obtained from Wyandotte County
4. Driveway access to the newly created parcel shall be provided on the western edge of the property as to ingress and egress from the top of the hill as much as possible.
5. Any and all construction drawings shall be submitted to the City for review and approval prior to improvements commencing
6. In addition to the recommendations/stipulations listed within this staff report, the property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs

Documents:

1. Agenda Item - 13230 Riverview Ave - BSRZ-01-24 - Rezoning
2. 597-Rendering
3. 597-Rendering photo

2. PUBLIC HEARING - Special Use Permit - SUP-01-24 - Country Stampede – Consider a request for a Special Use Permit – the applicant is requesting to host a multi-day music festival that will allow for overnight camping within specified areas of the Azura Amphitheater site and the Agricultural Hall of Fame property.

Action Approve, Amend or Deny the Special Use Permit as requested

Recommendation Staff recommends that the Planning Commission approve the Special Use Permit to allow for overnight camping to occur at 633 N. 130th Street and 630 Hall of Fame Drive, with staff recommendations.

Documents:

1. Staff Report SUP-01-24- Country Stampede
2. COUNTRY STAMPEDE CAMPING SITE PLAN-FINAL
3. AG Hall and UG Consent Letters

3. PUBLIC HEARING – Special Use Permit – SUP-02-24 – Ad Trend, Inc. – Consider a request for an amendment to a SUP-05-23 – the applicant is seeking an amendment to a previously approved special use permit – the request is to allow for the alteration of a recently approved billboard from a static display to a digital format that will allow for more advertising and automatic scrolling.

Action Approve, Amend or Deny the Special Use Permit request.

Recommendation Staff recommends that the Planning Commission approve the Special Use Permit to allow for the installation of digital sign faces upon the approved billboard; located at 14110 Minnesota Avenue, with staff recommendations.

Documents:

1. Staff Report SUP-02-24- Ad Trend
2. Ordinance No. 2563
3. Chamber Support Letter
4. EcoDevo Digital Sign Support

4. Appointment of Planning Commission Secretary

Action Approve the recommendation made by the Community Development Director

Recommendation Staff would recommend approval of Larissa Phillips as the Planning Commission Secretary

Documents:

OPEN AGENDA

COMMUNITY DIRECTORS REPORT

1. COMMUNITY DEVELOPMENT DIRECTORS REPORT

Action Approve the recommendation by the Community Development Director to appoint

Recommendation

Documents:

ADJOURNMENT