

**MINUTES – 2.20.2024**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, February 20, 2024 – Regular Meeting – 7:00 p.m.

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

**ROLL CALL**

Planning Commissioners Present: Lloyd Mesmer, Vice-Chair Larry Clark, Nick Perica, Jason Cruse, Paul Zeps, Sherri Neff, Chair Greg Gebauer

Absent – Vince Bombardier

Quorum Established

Staff Present: Mark Lee, Community Development Director

**CONSENT AGENDA**

2. Approval of Minutes of November 21, 2023 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 – Mesmer, Perica, Clark, Cruse, Neff, Zeps, and Gebauer

NAY – None

**MOTION PASSED 7 – 0**

**UNFINISHED BUSINESS**

3. None

**NEW BUSINESS**

4. **Old Dominion Freight Lines Preliminary Plat - PP-01-24 – Consider the Preliminary Plat** for Old Dominion Freight Lines at 12900 Speaker Road.

Chair Gebauer called for the Staff's report.

Staff explained the project, it's location and how it has been progressing over the past few years, along with the issues it encountered with KDOT and the exchange of certain rights of way.

Chair Gebauer asked if there were any questions of staff.

Commissioner Zeps asked if agenda items 4 and 5 were related, as they appeared, and how staff recommendation #3 – "All comments made by the Wyandotte County Surveyor, City Engineer and Staff shall be addressed prior to approval of the Final Plat" is relevant if the Commission approved the preliminary plat. Staff explained that the comments made on the final plat document and the official letterhead from the GeoSpatial Services Division of the UG were intended to keep the project moving forward and that no signatures of city representatives would be placed upon the plat until those comments were addressed.

Commissioner Zeps clarified staff comments by stating – “if we approve this tonight, it will not be signed off on and given complete approval until all of these items are addressed”, staff stated yes, this is exactly the case.

Staff further explained that this is not a “typical” process for Bonner Springs, typically the preliminary plat comes forward for approval, if approved the project is constructed and the final plat comes forward at that time, essentially months or a year later. All comments for the preliminary plat would have already been addressed prior to the final. Since parts of the project were delayed with the exchange of right of way, the preliminary plat had expired and needed to come forward again as it did years ago.

Staff explained that a final walk-through had taken place a year or so ago with the City Engineer, Public Works, myself, representatives from the construction contractor and ODFL and that the list of outstanding items was minimal and that most of those had been addressed.

Commissioner Zeps asked if this was more or less a revisit of the original plan and if the area along the highway was still intended for retail space.

With no further discussion, Chair Gebauer called for a MOTION. Vice-chair Clark made a motion to **APPROVE** the preliminary plat with staff’s recommendations; Commissioner Neff **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Cruse, Clark, Perica, Neff, Zeps and Gebauer

NAY – None

**MOTION PASSED 7-0**

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#### **5. Old Dominion Freight Lines Final Plat – FP-01-24 – Consider the Final Plat for Old Dominion Freight Lines at 12900 Speaker Road.**

Chair Gebauer called for the Staff’s report.

Staff explained the project, it’s location and how it has been progressing over the past few years, along with the issues it encountered with KDOT and the exchange of certain rights of way. Staff further explained that there are outstanding items that would not allow the project to completely wrap up at this time; of those are a final walk-through of the project with appropriate staff, a Maintenance Bond requirement – guaranteeing workmanship, and “As-Built” drawings being submitted that accurately depict the installation of public infrastructure, among other requirements.

Staff reiterated the requirement that all comments made by City Staff and the County shall be addressed prior to final signatures being obtained.

Chair Gebauer asked if there were any questions of staff or the applicant; being none Chari Gebauer called for a MOTION. Commissioner Zeps made a motion to **APPROVE** the final plat with staff stipulations; Commissioner Perica **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Cruse, Clark, Perica, Neff, Zeps and Gebauer

NAY – None

**MOTION PASSED 7-0**

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**6. PUBLIC HEARING – Request for Rezoning – BSRZ-02-23 – Consider a request for approval** of a zoning change from RR (Rural Residential District) to GC (General Commercial District) for 300 S. 129<sup>th</sup> Street. Chair Gebauer called for the Staff's report.

Staff explained the project, the location and how they have been working with QuikTrip behind the scenes to progress their project through the review processes, while the ODFL plat was also moving forward. Staff spoke of some of the documentation and reviews they had already been through or were working on. These included a Traffic Impact Study, which was reviewed and approved by the City Engineer and KDOT; along with a Stormwater Study that was preliminary in nature until the rezoning is approved. Staff explained that the original preliminary plat indicated a total of 10 lots including the Old Dominion site, the revised preliminary plat now consists of 7 lots, with QuikTrip taking 3.

Staff further stated a representative from QuikTrip – Tara Limbach – was present if they had specific questions.

Chair Gebauer called for a MOTION to open the Public Hearing.

Vice-chair Clark made a motion to **OPEN** the Public Hearing, Commissioner Mesmer **SECONDED**, the hearing was opened at 7:20pm.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item. Being none, Chair Gebauer asked if there were any members of the public wishing to speak against the item; there were none.

Ms. Limbach approached the podium and spoke of the wishes of QuikTrip to open a second location in Bonner Springs, she further stated that there was no intention of shuttering the current location. She stated that this location would provide more convenience to those on the southern end of town and the interstate traffic. This location is more similar to a “truck stop” with the ability to fill large diesel vehicles easier.

Commissioner Neff asked about the Traffic Impact Study and if there were any significant findings within it. Ms. Limbach stated that from her understanding the study indicated no adverse effects of constructing an additional QT at this location. Staff stated the Traffic Impact Study had been completed, reviewed and approved by KDOT and our City Engineer. Staff further stated this area had been intended to develop commercially and additional traffic had been accounted for prior.

Commissioner Zeps asked if this would be directly accessible from K-7. Staff explained that initially QT wanted access off of Speaker Rd, closer to the intersection at K-7, but that KDOT would not allow them because of traffic concerns. QuikTrip is required to take access off of S. 129<sup>th</sup> Street only.

Chair Gebauer asked if there were any further questions, being none Chair Gebauer called for a MOTION to close the public hearing. Commissioner Zeps made a motion to **CLOSE** the Public Hearing; Commissioner Zeps **SECONDED** the motion. The Public Hearing was closed at 7:28pm.

With no further discussion, Chair Gebauer called for a MOTION. Commissioner Zeps made a motion to **APPROVE** the rezoning request with staff recommendations; Commissioner Mesmer **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Cruse, Clark, Perica, Neff, Zeps and Gebauer

NAY – None

**MOTION PASSED 7-0**

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## **7. Review of 2024 Planning Commission meeting calendar**

Staff provided the Commissioners with a copy of the 2023-2024-2025 Application and Review Schedule. This outlines the meeting days moving forward into 2025. Staff stated the June Commission date had been changed as it conflicts with a prior engagement of staff.

Chair Gebauer asked if the Commissioners had any questions regarding the calendar, there were none.

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## **8. Open Agenda**

None at this time

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## **9. Community Development Directors Report**

- With the adoption of the new Unified Development Ordinance and the revised Comprehensive Plan – staff would like to know if any Commissioner would like printed versions?
- Staff informed the Commission that with the adoption of the UDO, Site and Landscape Plans were now reviewed and approved at a staff level. This was not meant to take away from the Commission but was intended to speed up processes for potential developers. There are specific guidelines laid out within the UDO regarding these reviews and the requirements therefore. Staff will continue to brief the Commission on any S&L Plans that come forward for approval. With that staff stated they had begun review of – ST-03-23 - 300 S. 129<sup>th</sup> Street – Consider approval of a Site and Landscape plan for 300 S. 129<sup>th</sup> Street – QuikTrip.

### **March Meeting –**

#### **Board of Zoning Appeals**

**The 120 on Oak** – adjusting to the new UDO, they are requesting the following variances.

- Variance request #1: Parking Lot Landscaping – Allow more than 12 stalls in a row.
- Variance request #2: Parking Lot Landscaping – Islands less than 9ft wide.
- Variance request #3: Buffering Requirements – Reduction of Thoroughfare buffer requirements
- Variance request #4: Parking Lot Landscaping – Islands less than 150 sf.
- Variance request #5: Parking Lot Landscaping – Landscaping less than 10% of parking area.
- Variance request #6: Dumpster Screening – Landscaping reduction.

#### **Planning Commission**

Special Use Permit – 14110 Minnesota – recently approved billboard would like a digital display

Special Use Permit – Azura Amphitheater – Country Stampede music festival

Rezoning – 13230 Riverview Avenue – applicant is requesting to divide an existing parcel and rezone the new portion to General Residential from the Rural Residential zoning it is currently in.

Chair Gebauer adjourned the meeting at 7:43pm.