

**MINUTES – 5.16.23 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, May 16, 2023 – Regular Meeting – 7:00 p.m.

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The May 16, 2023 Regular Planning Commission Meeting was preceded by a Board of Zoning Appeals  
Public Hearing

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:51 p.m.

**ROLL CALL**

Planning Commissioners Present: Greg Gebauer; Lloyd Mesmer; Vince Bombardier; Sherri Neff; Nick Perica; Larry Clark

Absent – Jason Cruse; Paul Zeps

Quorum Established

Staff Present: Mark Lee, Community Development Director

2. **CONSENT AGENDA**

**Item #2 – Approval of Minutes of April 18, 2023 Planning Commission meeting**

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

Commissioner Clark discovered an error, correction made by staff

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

Chair Gebauer called for a vote.

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

NAY – None

**MOTION PASSED 6 – 0**

3. **UNFINISHED BUSINESS**

None at this time

**NEW BUSINESS**

4. **PUBLIC HEARING – ALLEY VACATION – EV-01-23 – The applicant is requesting that existing right of way indicated directly north and abutting 518 N. Nettleton Avenue be vacated and returned equally to the adjoining properties.**

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 explained that there is an existing 30' platted right of way located adjacent to the parcel in question running east to west. This right of way was placed in use with the 1906 platting of the McDaniel Plat, since that time it

has not been used to access lots that abut it and no roadway was ever constructed upon the reserved right of way. Staff further explained that the right of way traverses a large drainage ditch that would need to have a bridge or very large culvert placed in order to access the majority of the right of way and that the City has no intention of constructing said crossing. Staff did discuss the fact that an easement would need to be put in place, as there was storm water conveyance systems in place currently and those would need to remain.

Chair Gebauer asked if there were any questions of staff. Being none Chair Gebauer called for a motion to OPEN the Public Hearing. Motion to **OPEN** the hearing was made by Commissioner Mesmer and **SECONDED** by Vice-Chair Clark.

The Public Hearing was OPENED at 7:54pm. Staff requested the item be TABELED due to the lack of information provided by the applicant as well as a lack of signatures from all adjoining property owners. With the publication of the hearing notice occurring and the lack of necessary information being presented, the opening and tabling of the hearing would allow the applicant and staff to acquire the necessary information and alleviate the need to republish the hearing notice.

The hearing was tabled until the June 20, 2023 meeting.

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## **5. Agenda Item # 5 – Open Agenda**

None at this time

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## **6. Agenda Item # 7 – Community Development Directors Report**

Staff stated they had attended the “first ever” Plan KCK Visioning Summit, as Kansas City, Kansas looks toward updating their Comprehensive Plan, this was the initial step. The meeting was with current stakeholders and looked to garner basic information regarding the growth of KCK.

With a lack of agenda items; staff stated they would like to review the Comprehensive Plan at next months meeting. A worksession was discussed and determined that June 13<sup>th</sup> would be a good date for the worksession.

The Commissioners and Staff discussed the approval of the Special Use Permit issued for 11845 Kaw Drive and how by the time of Council approval the majority of the containers had already been removed except for one unit. Staff stated he spoke with the applicant and reiterated what the approved Ordinance stated and how if the containers were to come back they would need to be placed in the manner in which the Special Use Permit allowed for.

Chair Gebauer adjourned the meeting at 8:02pm.