

**MINUTES – 6.20.23 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, June 20, 2023 – Regular Meeting – 7:00 p.m.

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

**ROLL CALL**

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

2. **CONSENT AGENDA**

**Item #2 – Approval of Minutes of May 16, 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 Commissioner Clark and seconded by Commissioner Zeps.

Chair Gebauer called for a vote.

AYE – Gebauer, Mesmer, Zeps, Neff, Clark

NAY – None

**MOTION PASSED 6 – 0**

**UNFINISHED BUSINESS**

3. **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 #3 and asked for staff's report

Staff explained that this item was tabled at the previous meeting due to lack of information and discovery of an incomplete application.

The Public Hearing was reopened at 7:02pm.

Of the six (6) properties owners that abut the alley way, one (1) has refused to sign the application and provided an objection letter. No specific reasoning was given within the letter. With the property owner not willing to sign the application; staff reached out to legal counsel for an opinion on moving forward. It was determined by counsel that all parties must sign the application and that in fact one property owner could stop the process.

With this said, staff will explore other means to aid the applicant in gaining the property necessary to construct a new dwelling upon, most likely a variance to the required side yard.

Staff explained that without the removal of the street right of way, the parcel is technically considered a corner lot and by regulations must adhere to a thirty (30') front yard setback on both street facing sides – Nettleton and Elmwood Avenue.

Staff made a recommendation to deny the request based on the factors listed.

The Public Hearing was closed at 7:05pm.

Motion to **DENY** the requested alley vacation was made by Commissioner Zeps and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

AYE – Gebauer, Mesmer, Zeps, Neff, Clark

NAY – None

**MOTION PASSED 5 – 0**

#### **NEW BUSINESS**

**4. ST-02-23, Site/Landscape Plan – Consider a site and landscape plan** for 611 W. Second Street – The Fuel House.

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 area in which this request was being made and the requirements of the Site and Landscape Plan.

Staff recommended that six stipulations be placed upon the approval.

Chair Gebauer asked if there were any questions from the Commission.

Commissioner Zeps asked for clarification on the location of the new addition and what the garage would be utilized for? Staff explained the garage would be used for indoor member vehicle parking. "The Fuel House is Kansas City's premier automotive country club. Work on your car, network with like-minded individuals, have a drink, or stop by and get a coffee. With members having access to both private and public sections of the facility, The Fuel House is a one stop location for automotive enthusiasts alike."

Motion to **APPROVE** the requested site and landscape plan with staff stipulations was made by Vice-Chair Clark and seconded by Commissioner Zeps.

Chair Gebauer called for a vote.

AYE – Gebauer, Mesmer, Zeps, Neff, Clark

NAY – None

**MOTION PASSED 5 – 0**

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

None at this time

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

Staff stated they had no agenda items for the July 18<sup>th</sup> meeting and felt this would be a good meeting to go over the suggested changes to the Comprehensive Plan one last time and be ready to move it to a formal Public Hearing in August.

In August there will be two variance requests that will be presented to the Board of Zoning Appeals. One will be for a front yard variance at 518 N. Nettleton Avenue this is in relation to the Alley Vacation request that was denied this evening and one will be for 112-120 Oak Street, the site of the old Thriftway. They will be requesting variances to the height restrictions, the minimum parking allowances and the use of ground floor for limited commercial space.

Vice-Chair Clark asked what the requested might be, staff stated they have requested a fourth floor as apposed to the allowed three story maximum. Staff provided limited explanation as to the project scope since this would be moving towards an official hearing, staff explained some of the current parking issues and what their request pertained to regarding parking.

Staff stated that notification to proceed was given to the Lamar-Johnson Collaborative to begin our Planning Sustainable Places initiative and that a kick-off meeting was scheduled.

Chair Gebauer adjourned the meeting at 7:27pm.