

MINUTES – 11.21.23 – APPROVED
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, November 21, 2023 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:04p.m.

ROLL CALL

Planning Commissioners Present: Lloyd Mesmer, Vice-Chair Larry Clark, Vince Bombardier, Nick Perica, Jason Cruse, Chair Greg Gebauer

Absent – Paul Zeps, Sherri Neff

Quorum Established

Staff Present: Mark Lee, Community Development Director

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of September 19, 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 Mesmer and seconded by Vice-Chair Clark.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 6 – 0

3. **UNFINISHED BUSINESS**

None

NEW BUSINESS

4. **PUBLIC HEARING – Zoning Ordinance Amendment - BSZO-02-23 – Adoption of the Unified Development Ordinance - Adoption of the completed Unified Development Ordinance replacing the existing Zoning Ordinance and Subdivision Regulations – Freese and Nichols**

Chair Gebauer called for the Staff's report.

Staff explained the project and how it has been moving forward now for over a year and how they have been working staff members Dawn Warrick, Erica Craycraft and Connor Roberts of Freese and Nichols to create the Unified Development Ordinance of Bonner Springs. Staff stated that we had gone through several review periods with the document being presented in phases to the Commission and Governing Body throughout the project life-cycle.

Staff provided the Commissioners a link to the draft document for their review. Staff asked if there were any specific questions regarding the UDO.

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

Commissioner Bombardier made a motion to **OPEN** the Public Hearing, Vice-chair Clark **SECONDED**, the hearing was opened at 7:07pm.

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.

Being none Chair Gebauer asked if there were any questions of staff. Vice-chair Clark asked staff if this would be placed on the City's website in a searchable manner. Staff stated it would be, the document as written contains wording in bold face type that indicate a link to other related items and topics and that the document would be searchable in general as well.

Chair Gebauer asked if there were any further questions, being none Chair Gebauer called for a MOTION to close the public hearing. Vice-chair Clark made a motion to **CLOSE** the Public Hearing; Commissioner Bombardier **SECONDED** the motion. The Public Hearing was closed at 7:09pm.

Commissioner Mesmer stated that he felt this is one of those things that needed to happen in order to bring our regulations up to a more current standard.

With no further discussion, Chair Gebauer called for a MOTION. Commissioner Bombardier made a motion to **APPROVE** the Unified Development Ordinance as presented; Vice-chair Clark **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Cruse, Clark, Perica, Bombardier and Gebauer

NAY – None

MOTION PASSED 6-0

5. PUBLIC HEARING – Special Use Permit - SUP-05-23: Ad Trend Inc. Billboard – 14110 Minnesota Avenue - Consider a request for approval of a Special use Permit to allow for the installation of a billboard as allowed for in the I-1, Light Industrial zoning district.

Chair Gebauer called for the Staff's report.

Staff explained the project, the location and how it related to the Zoning Ordinance. Staff stated that Outdoor Advertising Signs (billboards) were allowed via Special Use Permit in the I-1, Light Industrial Zoning District. Staff further stated that there were also "Additional Requirements" as established in Article XXVII; Section 4 (6) pertaining to billboards and that they had been incorporated into the staff stipulations.

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

Commissioner Perica made a motion to **OPEN** the Public Hearing, Vice-chair Clark **SECONDED**, the hearing was opened at 7:15pm.

Chair Gebauer asked if there were any members of the public wishing to speak in favor of the item. +

Jim Boeh - Applicant (Ad Trend, Inc.) – Spoke of the sign they currently had in Bonner Springs and how they felt the placement of this sign would provide a benefit in the form of advertising for the surrounding area.

Chair Gebauer asked if there were any members of the public wishing to speak against the item.

Staff stated, that similar to all Public Hearings, notification was sent out to the surrounding residents and that they had received one phone call asking about the exact location of the sign.

Staff explained that the sign would be placed at 14110 Metropolitan Avenue along the north property line, just south of State Avenue.

Chair Gebauer asked if there were any further questions, being none Chair Gebauer called for a MOTION to close the public hearing. Vice-chair Clark made a motion to CLOSE the Public Hearing; Commissioner Perica SECONDED the motion. The Public Hearing was closed at 7:17pm.

Chair Gebauer asked if there were any questions for staff, being none, he asked if any Commissioners had questions; being none Chari Gebauer called for a MOTION. Commissioner Mesmer made a motion to **APPROVE** SUP-05-23 with staff stipulations; Vice-chair Clark **SECONDED**.

Chair Gebauer called for a vote.

AYE – Mesmer, Cruse, Clark, Perica, Bombardier and Gebauer

NAY – None

MOTION PASSED 6-0

6. Agenda Item #6 – Open Agenda

None at this time

7. Agenda Item # 7 – Community Development Directors Report

Currently there are no agenda items for the December meeting, staff asked if the Commissioners approve, the December 19th meeting will be canceled. The Commissioners approved and the meeting was thereby canceled.

Chair Gebauer adjourned the meeting at 7:42pm.