



City of Bonner Springs

KANSAS

Tuesday, October 15, 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 the minutes from the September 17, 2024 meeting

- | | |
|----------------|--|
| Action | Approve, Amend or Deny the minutes as presented |
| Recommendation | Staff recommends approval of the minnutes as presented |
| Documents: | |
| 1. | PC 9.17.24 Minutes |

OLD BUSINESS

NEW BUSINESS

1. FP-03-24 - Replat - Consider the replat of Tract A of Deerfield Village

- | | |
|----------------|---|
| Action | Approve or Deny the Replat as presented |
| Recommendation | Staff recommends that the Planning Commission approve the Replat of Tract A of the Deerfield Village for the Bonner Springs Senior Villas with the stipulations listed in the Staff report. |
| Documents: | |
| 1. | Complete Staff Report - Replat - FP-03-24 - Bonner Springs Senior Villas |

2. Consider Amendments to the By-Laws of the Planning Commission

- | | |
|----------------|---|
| Action | Approve, Amend or Deny the amendments to the Planning Commission By-Laws. |
| Recommendation | Staff recommends approval of the amendments. |
| Documents: | |
| 1. | By-Law Amendment Cover Sheet |
| 2. | Planning Commission By-Laws Amended 10.15.24 - Draft Version |

3. 2024-2026 Application and Review Submittal Calendar - Planning Commission Meeting Dates

- | | |
|----------------|------------------------------------|
| Action | None - Informational purposes only |
| Recommendation | NA |
| Documents: | |
| 1. | 2024-2025-2026 Planning Calendar |

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

ADJOURNMENT



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - September 17, 2024

PLANNING COMMISSION MEETING - 7:00 PM -

CALL TO ORDER - ROLL CALL - Vincent Bombardier was absent

CONSENT AGENDA -

Approval of minutes from the August 20, 2024 meeting - Lloyd Mesmer moved Paul Zeps seconded to approve the minutes of the August 20, 2024, Planning Commission Meeting as presented.

UNFINISHED BUSINESS -

NEW BUSINESS - The Community Development Director gave a report on PP-02-21 Preliminary Plat for the Comapss 70 Logistics Center.

PUBLIC HEARING - PP-02-21 Preliminary Plat for the Compass 70 Logistics Center, the applicant is requesting approval of a preliminary plat of 159.26 +/- acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue. - Greg Gebauer, Planning Commission Chair, opened the Public Hearing at 7:06 p.m. for PP-02-21 Preliminary Plat.

No one spoke in favor of the item.

Victoria Pavicich 131 S 110th St, Edwardsville, KS. Owns the 80 acres east of the project. She has concerns about the current water runoff problem. She feels that this project will add to the problem with her farm pond, filling it in with mud. She stated it was not built in 1971 to be a retention pond and is concerned with it overflowing and flooding other properties downstream. She is concerned about all the water that will be coming off the parking lots that will be put in because they are already having a problem with the water run off from the new road.

Joe Dragish- Vickie's cousin. They get all the rain from I70 south. He stated that there was no retention pond put in and all that water and all that mud comes down towards 110th street, secretly you put in storm sewers and there is no grass to slow it down. It immediately goes into the storm sewers and heads to the north side of the pond. All the water from the project that was on the east side of 110th runs down to the pond. He continued to list all the issues he has with the water run off and other issues with the new project. That they took out the berm and all the mud and water is going to go into their pond. They put in a road off of 110th St that wasn't supposed to be there this week.

Mark Lee, Community Development Director, stopped Joe Dragish and stated that their pond issues were caused by road improvements through Edwardsville and KDOT. Bonner Springs doesn't have anything to do with it. Regulations were read and the regulations state that the post-development run-off has to equal the pre-development. Mark Lee stated that per our regulations, per the storm water plan that was submitted that's been reviewed and approved, that approximately 90% of their storm water is going to flow to their retention pond.

Carolyn Gaihar 10550 Riverview Ave, Edwardsville, KS. From an Edwardsville resident's perspective, it is quite a unique situation where we have a development where three of the streets surrounding the development are a different city. So, when residents come to us, we are limited to what we can do because our hands are tied. The residents are used to 160 acres of farm field across from their homes, and then they find out there are going to be warehouses that their house is facing. Consider if this was right across from your front porch, what would you want the setbacks to be, what would you want the berm to be, how would you want the water run-off handled, making sure you know what the water run off was before the project and what it would be after to make sure it is not affecting those properties or has as little adverse affect as possible. Those are the things I would like you to consider.

Kelly Billings 11041 Speaker Rd, Edwardsville, KS. We are in the same situation. We ask you to please remember that there are residents all around this and that we would like you to keep the berms and trees. No one is maintaining the weeds or mowing.

Eric Kremer 11351 Riverview Rd, Bonner Springs, KS. He is directly west of this project. He wanted to know who was in

charge of the water run-off during construction. Mark Lee stated that during construction they put together an erosion control plan and a storm water protection plan and all that is approved at the state level as well as by our city engineer, and that is what is put in place. They did a storm water study to show where all the water runs. Mr. Kremer had complaints about the flooding and erosion of his driveway. Wants some kind of privacy and wants the berm and trees to block the view.

Mark Lee, Community Development Director, stated every time there was mud in the road he would notify the developer and the issues were addressed.

Paul Zeps, Planning Commission member, stated everything that has been addressed here tonight has been presented in a public forum and is on record. Tonight the body is only allowed to look at these things on the agenda and the public notice is whether the internal dimensions of this lot can be changed from 3 to 5 plated pieces. You have all gone on public record with your concerns. He acknowledged all of their issues and advised them that this committee is not a regulatory committee. He advised them to go to their elected officials about this item. Paul Zeps had to leave.

Dave Mareske, Hollis Center, 11414 Kansas Ave, Bonner Springs, KS. Asked that the developer make sure the size of the retention pond is sufficient for the water run-off and consider more grass land instead of all concrete parking lots. Create more green space between the buildings and the residents.

Joe Calharr, 10550 Riverview Ave, Edwardsville, KS. To all these residents, this has been going on for 5 years. Asked that stipulations be made on the plats, berms, trees, or other stipulations listed on the staff report.

Larry Clark, Planning Commission member, reiterated that they are only here to approve the change to a legal document that sets out how the existing plot will be subdivided.

The Planning Commission discussed public notices. Some items have none disclosures and the developer will let me know if I can give out any information.

Sherri Neff, Planning Commission member, asked if the berm was needed. Is that something to address tonight? Mark Lee stated we do not have berm requirements. We have plantings and fencing requirements for screening.

Cameron Duff, 7802 NE 160th Terr., Smithville, MO, Scanell Properties Development. He wanted to state that they were not involved in the 110th Street Improvements. He addressed complaints brought up by the residents. He stated that the water run-off from the property is designed to go to the pond on the property, and they are currently doing the work to the dam and the pond. He stated they purchased the property in 2021, from Compass Comodity Group, and they were never made aware of any berm requirements. They have changed the elevations in the SE corner to align with their masterplan, but they weren't removing a berm that they had built and agreed to stay. It was the way the land was. He wanted to find out who is responsible for maintaining the right of way off of Speaker Road. If we are responsible, then we need to put it into our regular maintenance. The general berming request, we have every intention of complying with the code and planting trees and plantings on property lines. He addressed Mr. Kremer's issues and that he had met with him on site multiple times and that there was run-off the first time they met. The company replaced gravel once or twice and replaced his culverts twice. He stated that he acknowledged that they have made mistakes and are trying to correct them. He addressed the Hollis Center's concerns about the run-off and that they did dirt work and silt work. He stated that he didn't have any issues with Mark sharing plans, but the only issue would be project Steamboat because it is a confidential project. Riverview Ave was another issue he wanted to address because his company sold 45 acres in the NE corner of the site in 2021 to Medline. The road was designed based on Medline's final grades. Medline put their project on hold and all the water was draining SW. Based on existing grades, about half of the water on that site was still pushing north. There was a ton of water run-off coming from the Medline site. The solution was moving 500,000 yards of dirt to regrade that site to get all that water to flow SW corner where it was originally engineered. With the grading we are doing on site, this should fix the problem.

Carolyn Calharr came up and asked that a berm be put into place and these conditions be added to your plat approval. You are the last opportunity for these residents and I realize this may not meet the minimum requirements for Bonner Springs, but this is in a neighborhood and not in an industrial area. There might not be berms required for an industrial area in Bonner Springs. If this were in your neighborhood, what would you want, and you do have that opportunity by adding conditions to the plat approval should you feel that's the right thing to do.

Chair Greg Gebauer stated that the only thing they can consider is the staff report, documents submitted, ordinances of the City and the State requirements. There was discussion again about this being the final public hearing for this item. Larry Clark clarified that Council has final approval. It may not be by a public hearing, but if you call your council members and convince them not to approve the plat, they won't approve it. Greg Gebauer said we make a recommendation, and it moves forward and is presented to the Council to accept the final plat the Council can reject the final plat. Lloyd Mesmer stated the only thing we are looking at is giving the developer the right to develop these 3 units into 5. We have no control over 99% of what has been said tonight. We are giving the developer the right to develop the property differently than originally submitted. Eric Kremer wanted to know if this was the last time for them to be able to change this. Jason Cruse landscape approval is later. Specifically for berms, you are correct, there are no stipulations in the law that a berm is needed. Other than that, there are trees and shrubs, but not specifically the berm.

Larry Clark motioned Nick Perica seconded the motion to close the Public Hearing at 8:25p.m.

Lloyd Mesmer motioned and Nick Perica seconded to approve PP-02-21 Preliminary Plat for the Compass 70 Logistic

Center.

Sherril Neff approved with concerns about landscaping.

FP-02-24 - Final Plat - Consider a Final Plat- Consider a Final Plat for the Compass 70 Logistic Center - Larry Clark moved Lloyd Mesmer seconded to approve the FP-02-24 Final Plat for the Compass 70 Logistic Center. This item will be at the October 14, 2024 City Council Meeting. That is where council will vote to accept or reject this proposal.

Public Hearing - SUP-03-24 - SPECIAL USE PERMIT - The applicant is requesting approval of a Special Use Permit to allow for the construction of contractor garages that would allow for the storage of materials indoors as well as provide work space for individual businesses as permitted within the Unified Development Ordinance. The site will consist of 68 – 20' x 50' spaces located within 6 larger buildings measuring 220' in length x 50' in depth. - The developer requested that this item be removed. They are not moving forward at this time.

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Mark Lee, Community Development Director, has been working on creating an Entertainment Zoning District to coincide with some of the proposals from Mattel and any other amusement or entertainment type of development that may come in the future. He has been looking at Branson and Glendale, AZ. an Entertainment District would make it easier to have height for rides and hotels, among other things. This would be a specific zoning district that we would have to approve.

The staff has received a final plat application for the Bonner Springs Senior Villas at 700 S 132nd Street, which is behind where the old Walmart was so behind True Value. Along with the site and landscape plan to review. This property, as one large lot, has been reserved for apartments since the plat for Deerfield Village was approved in 1987. No rezoning is necessary. It is already platted. The proposal for elevations and layout for the project was shown: 3 stories, 55 and older, 48 units with elevators.

Received building plans and site and landscape plans for 2 buildings at Compass. I have denied one building plan and one landscaping plan that have since been revised.

A review and explanation of the BZA item for 1140 S 130th variance request issues. We tabled it until the next meeting. There are 3 parcels zoned as Planned District and there is no plat map.

The Bylaws say 7, but we had a discussion about the start time of 6:30 p.m. Going to look into why we have elections in August and see if we can move it to January in the future.

ADJOURNMENT - 8:46 p.m.

Memorandum

Date: October 15, 2024
To: Mayor and City Council
From: Mark Lee

Subject: FP-03-24 - Replat - Consider the replat of Tract A of Deerfield Village

Recommendation: Staff recommends that the Planning Commission approve the Replat of Tract A of the Deerfield Village for the Bonner Springs Senior Villas with the stipulations listed in the Staff report.

Action: Approve or Deny the Replat as presented

Background: The property is currently zoned MR (Mixed Residential District) and was reserved for apartments on the recorded final plat of 1987.

The current area included in the recorded final plat is vacant. The proposed replat will subdivide the property into two (2) lots, allowing for the construction of a three-story senior living residential building on Lot 1. The building will consist of 48 dwelling units spread across those three floors. The proposed replat includes two (2) mixed residential lots with an average lot size of 4.3+/- acres. Stormwater detention/retention will be handled by the existing retention/detention basin on the southern boundary of the property.

The proposed development will not change any lots outside of the proposed replat area.

Discussion: Staff's report is attached

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: FP-03-24

Topic: Consider a Replat - Consider a Replat of Tract A of Deerfield Village, located at 700 S. 132nd Street, for the Bonner Springs Senior Villas.

Narrative: The property is currently zoned MR (Mixed Residential District) and was reserved for apartments on the recorded final plat of 1987.

The current area included in the recorded final plat is vacant. The proposed replat will subdivide the property into two (2) lots allowing for the construction of a three-story senior living residential building on Lot 1. The building will consist of 48 dwelling units spread across those three floors. The proposed replat includes two (2) mixed residential lots with an average lot size of 4.3+/- acres, stormwater detention/retention will be handled by the existing retention/detention basin on the southern boundary of the property.

The proposed development will not change any lots outside of the proposed replat area.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends that the Planning Commission approve the Replat of Tract A, Deerfield Village for the Bonner Springs Senior Villas with the stipulations listed in the Staff report.

Attachments:

Staff Report (3pgs)

Aerial Image (1pg)

Copy of Deerfield Village Final Plat (2pgs)

Copy of Replat (1pg)

Proposed Site Layout (1pg)

Building Renderings (1pg)

A REPLAT OF TRACT A, DEERFIELD VILLAGE FOR THE BONNER SPRINGS SENIOR VILLAS – REQUEST FOR APPROVAL OF THE REPLAT OF TRACT A.

MEETING DATE: October 15, 2024
REPORT WRITTEN: October 3, 2024
CASE #: FP-03-24

APPLICANT:

- AMD Partners, LLC
1440 Erie Street
North Kansas City, MO 64116

SURVEYOR/ENGINEER:

- Kaw Valley Engineering
14700 W. 114th Terrace
Lenexa, KS 66215

REQUEST:

The applicant is requesting approval of a replat of Tract A, Deerfield Village for the Bonner Springs Senior Villas.

ZONING:

- The property is currently zoned “MR” Mixed Residential District

SURROUNDING ZONING:

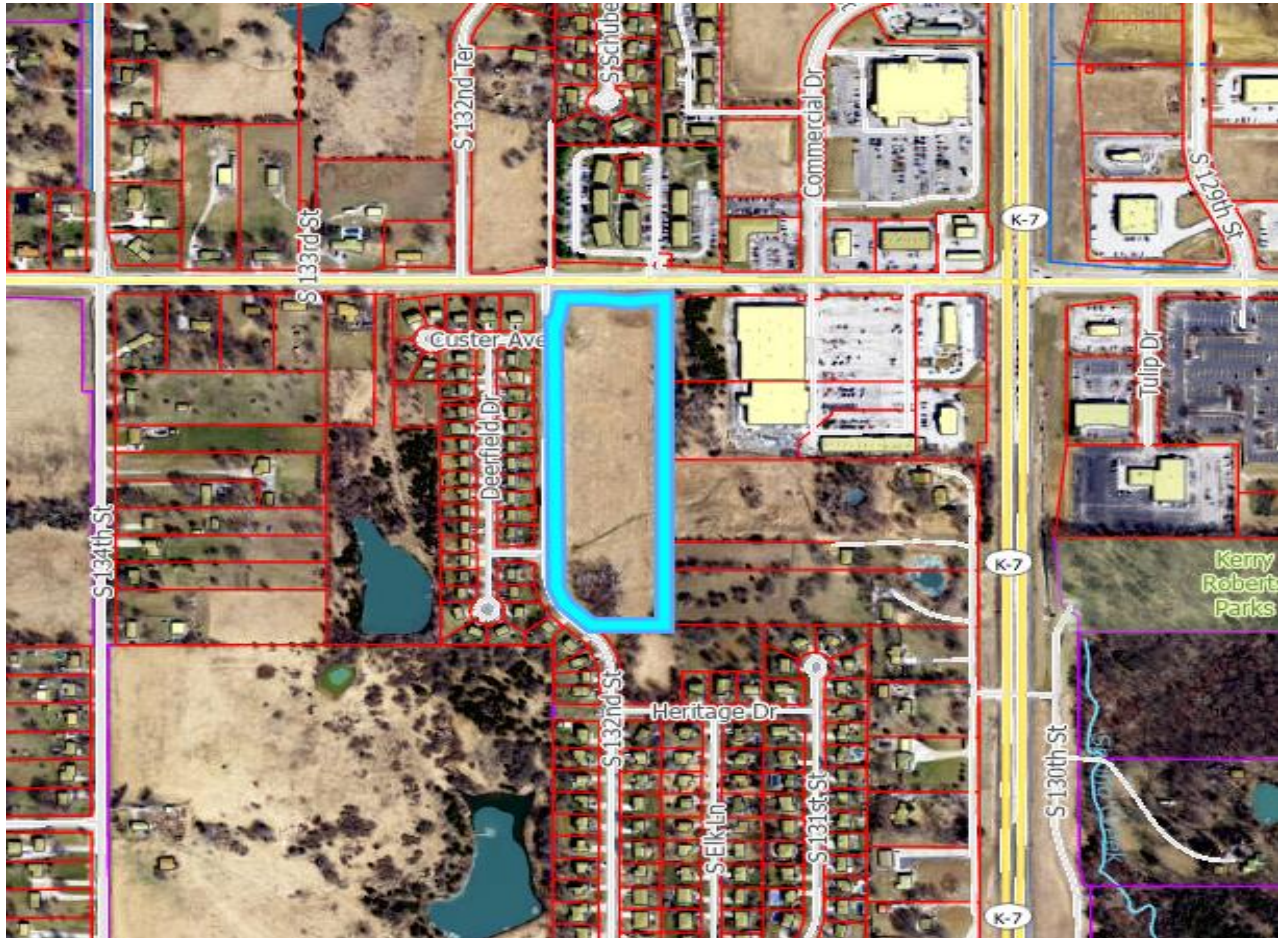
- North MR (Mixed Residential District)
- South PD (Planned Development District)
- East GC (General Commercial)
- West PD (Planned Development District)

BACKGROUND:

The property is currently zoned MR (Mixed Residential District) and was reserved for apartments on the recorded final plat of 1987.

The current area included in the recorded final plat is vacant. The proposed replat will subdivide the property into two (2) lots allowing for the construction of a three-story senior living residential building on Lot 1. The building will consist of 48 dwelling units spread across those three floors. The proposed replat includes two (2) mixed residential lots with an average lot size of 4.3+/- acres, stormwater detention/retention will be handled by the existing retention/detention basin on the southern boundary of the property.

The proposed development will not change any lots outside of the proposed replat area.



The typical replat procedure is being utilized for this application. The purpose of a Replat is to modify existing platted Lots without the need for a Vacating Plat and to ensure compliance with the Unified Development Ordinance of the City of Bonner Springs.

A Replat shall be required when altering the Lot Lines, Lot identification number, Block identification number, setbacks, or any Easement or property dedicated to the City previously established by a lawful subdivision as determined by these regulations.

Traffic Impact/Transportation Excise Tax

Additional traffic will be created by the proposed replat and development itself. The increase in traffic created by the 48 new dwelling units will ingress and egress to and from South 132nd Street via a driveway access to the parking lot.

A Traffic Impact Study shall be completed, submitted, reviewed and approved by the City Engineer and KDOT.

Stormwater Management

Stormwater Management facilities will be required for this parcel. Currently the impression is that the existing Tract B of the Deerfield Village Plat, listed as a detention basin was designed to capture the run-off from this parcel, this is being evaluated by our City Engineer to determine if this is sized appropriately. The developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

Utilities

New utilities are proposed with the subject plat. As part of the replat appropriate utility easements are being put in place to accommodate utility service extensions.

Utility providers have been notified of the replat and have been given an opportunity to comment.

Subdivision Regulations Requirements

The items to be submitted with and included on the replat per the Unified Development Ordinance requirements have been met and reviewed by UG Staff, the City Engineer and the Community Development Director.

STAFF RECOMMENDATION:

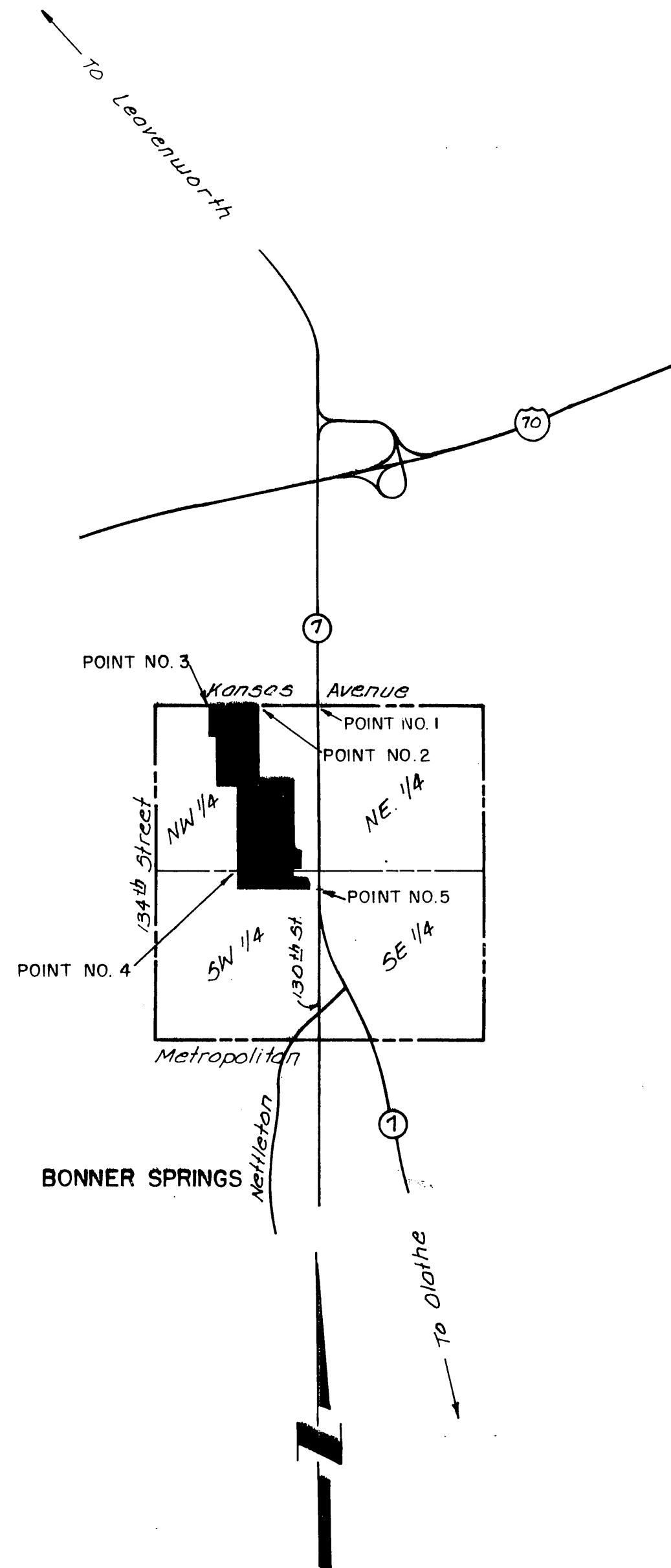
Staff recommends that the Planning Commission approve the Replat of Tract A of Deerfield Village for the Bonner Springs Senior Villas with the stipulations listed below.

STAFF STIPULATIONS:

1. All comments made by the Wyandotte County Surveyor and UG Review Staff, the Bonner Springs City Engineer, City Staff and Utility providers shall be addressed prior to the release of the Replat for filing.
2. A Traffic Impact Study will be required; it shall be reviewed and approved by our City Engineer, KDOT and any other necessary parties.
3. A Storm Water Drainage Study shall be conducted, it shall be submitted for review and approval, if said Tract B will not suffice in size or design.
4. All construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning.
5. All necessary building permits and fees shall be paid prior to a permit being issued.
6. The Replat shall be filed with the Wyandotte County register of Deeds by the developer, with one copy being returned to the City of recording.
7. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance

PLAT OF
DEERFIELD VILLAGE
 A RESURVEY AND RESUBDIVISION OF
 LOTS 13 & 14, AND PART OF LOTS 1-7 & 15
 COUNTRY HILLS SUBDIVISION
 CITY OF BONNER SPRINGS
 WYANDOTTE COUNTY, KANSAS

BLOCK NO. 1		BLOCK NO. 4	
Lot No.	Area/Sq. Ft.	Lot No.	Area/Sq. Ft.
1	13,514.74	1	12,000.00
2	10,825.06	2	10,200.00
3	10,836.85	3	9,600.00
4	21,710.40	4-7	10,200.00
5	17,804.41	8	9,600.00
6	11,419.38	9	10,200.00
7	8,767.27	10	11,875.81
8	8,747.10	11	16,122.20
9	8,730.97	12	9,600.00
10	8,714.83	13-16	10,200.00
11	8,698.70	17	9,600.00
12	8,682.56	18	10,200.00
13	8,666.43	19	12,000.00
14	8,650.29		
15	8,634.16	BLOCK NO. 5	
16	8,936.47	Lot No.	Area/Sq. Ft.
17	18,399.55	1	12,000.00
18	27,918.61	2	10,200.00
19	16,373.58	3	9,600.00
20	17,984.58	4-7	10,200.00
21	13,500.00	8	9,600.00
		9	10,200.00
		10-11	12,000.00
		12	10,200.00
		13	9,600.00
		14-17	10,200.00
		18	9,600.00
		19	10,200.00
		20	12,000.00
BLOCK NO. 2		BLOCK NO. 6	
Lot No.	Area/Sq. Ft.	Lot No.	Area/Sq. Ft.
1	13,080.00	1-3	9,600.00
2-7	8,720.00	4	10,800.00
8	13,080.00	5	10,766.58
		6	14,775.18
		7	15,168.83
		8	11,260.79
		9	10,128.40
		10	10,112.26
		11	10,096.13
		12	10,079.99
		13	10,063.86
		14	10,047.72
		15	10,031.59
		16	10,015.45
		17	9,999.32
		18	9,983.18
		19	10,414.28
		20	19,831.90
		21	34,570.58
		22	27,063.66
		23	15,665.77
		24	11,904.28
		25	10,485.12
		26	10,465.11
		27	10,445.09
		28	10,271.50
		29	13,769.73
		30	9,793.60
		31-34	9,798.99
		35	10,452.26
		36	10,466.72



VICINITY MAP
 SEC. 20-11-23
 SCALE 1" = 2000'

LEVEL TIES TO BOUNDARY CORNERS:

- | | |
|--|--|
| 1 IRON BAR WITH ALUMINUM CAP
66.23' N.N.E. to "A" Chiseled in Nose of Island
71.60' S.S.E. to "A"
61.60' N.W. to Top Center Fire Hydrant | 3 IRON BAR WITH SURVEY CAP
55.10' N.N.W. to Nail in Bottle Cap in Power Pole
19.16' North to Nail in Bottle Cap in Top Mail Box Post
67.45' S.W. to Top Center Fire Hydrant |
| 2 IRON BAR WITH SURVEY CAP
117.25' N.W. To Nail in Bottle Cap in Power Pole
61.23' N.E. to Nail in Bottle Cap in Power Pole
31.96' South to Top Center Fire Hydrant | 4 "A" CUT IN TOP OF ALUMINUM SURVEY CAP
3.33' N.W. to Nail in Bottle Cap in 80" Tree
6.76' S.E. to Nail in Bottle Cap in 24" Tree
7.40' South to Nail in Bottle Cap in 18" Tree |
| | 5 RAILROAD SPIKE
2.4' West of Center of South Bound Lane of K-7 Highway
in Line With Overhead Power Line to West |

Tract "A" = 387,984.08 sq. ft.
 Tract "B" = 96,918.29 sq. ft.
 Tract "C" = 32,231.31 sq. ft.
 Tract "D" = 23,789.09 sq. ft.
 Street Right-of-Way
 Outside of Plat Boundary 7,224.89 sq. ft.

This is a survey and subdivision of a part of the Northwest Quarter (N.W. 1/4) and the Southwest Quarter (S.W. 1/4) of Section 20, Township 11, Range 23, now in the City of Bonner Springs, Wyandotte County, Kansas and a Resurvey and Resubdivision of Lots 13 and 14 and part of Lots 1, 2, 3, 4, 5, 6, 7, and 15, Country Hills Subdivision, a subdivision of land in Bonner Springs, Wyandotte County, Kansas, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 20, Thence North 90°00'00" West along the North line of the Northwest Quarter of said Section 20, said North line also being the centerline of Kansas Avenue, a distance of 990.00 feet (Deed), 988.43 feet (Measured) to the POINT OF BEGINNING; Thence continuing on last described course a distance of 804.67 feet, Thence South 0°15'00" East a distance of 526.00 feet, Thence North 90°00'00" East a distance of 135.00 feet to a point on the West line of Lot 14, said Country Hills subdivision; Thence South 0°15'00" East along the West line of said Lot 14, a distance of 800.31 feet to the Southwest corner of said Lot 14, Thence South 89°57'13" East along the South line of said Lot 14, a distance of 330.00 feet to the Southeast corner of said Lot 14, Thence South 0°06'20" East along the West line of Lot 13, said Country Hills subdivision, a distance of 1326.19 feet, to the Southwest corner of said Lot 13, said corner being on the South line of Northwest Quarter of said Section 20, Thence South 0°12'31" West a distance of 332.87 feet; Thence South 89°55'35" East along the South line of the North Half of the North Half of the Northeast Quarter of the Southwest Quarter of said Section 20, a distance of 1143.85 feet, to a point on the West Right-of-Way line of 130th Street as now established, Thence North 0°09'25" East along the West Right-of-Way line of said 130th Street a distance of 75.20 feet, Thence North 07°03'35" West along the West Right-of-Way line of said 130th Street a distance of 93.39 feet, Thence North 89°55'35" West a distance of 249.40 feet, Thence North 0°10'18" East a distance of 165.00 feet to a point on the South line of Lot 1, said Country Hills Subdivision, said South line of Lot 1 being the South line of the Northwest Quarter of said Section 20, Thence South 89°55'35" East along the South line of said Lot 1, a distance of 124.13 feet; Thence North 0°02'20" East a distance of 268.70 feet, Thence North 89°55'35" West a distance of 87.94 feet, Thence North 0°02'20" East a distance of 1140.00 feet to a point on the North line of Lot 7, said Country Hills Subdivision; Thence North 89°55'35" West along the North line of said Lot 7, a distance of 589.00 feet to the Northwest corner of said Lot 7, Thence North 0°02'20" East along the East line of Lot 13, said Country Hills Subdivision a distance of 1244.48 feet to the Point of Beginning, Containing 51.60 acres of replatted ground and 7.74 acres of unplatted ground.

DEDICATION

The undersigned proprietor of the herein described tracts of land has caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision and plat shall hereinafter be known as

"DEERFIELD VILLAGE"

The roads, streets and public ways, as shown on this plat and not heretofore dedicated to the public as such, are hereby so dedicated.

An easement or license is hereby granted to the City of Bonner Springs, Wyandotte County, Kansas and to all public utility companies duly incorporated and licensed to do business in Bonner Springs, Wyandotte County, Kansas, to enter upon, construct, and maintain, poles, wires, anchors, pipes, conduits, sewers, surface drainage facilities, etc. --- upon, over and under those areas outlined and designated on the plat as "Utility Easements" or "U/E".

The storm water detention easements shown in Tracts "B" and "C", are established to provide storm water easements and facilities. These easements shall be maintained by the property owners. Only, and only if, these facilities are not maintained to the satisfaction of the City of Bonner Springs, Kansas; the city shall have the right, but not the obligation, to enter upon said tract of land and take whatever action necessary.

IN TESTIMONY WHEREOF, 131 Bonner Springs Associates, a Missouri General Partnership and Lawrence M. Klinghoffer and Barbara C. Klinghoffer, the undersigned proprietors of the property described herein, has caused this instrument to be executed this 15th day of March, 1987.

Lawrence H. Levy
 Lawrence H. Levy, Partner
Marc A. Swartz
 Marc A. Swartz, Partner

John H. Hoelzel
 John H. Hoelzel, Partner
Gregory G. Swartz
 Gregory G. Swartz, Partner

State of Kansas, County of Wyandotte, ss:
 BE IT REMEMBERED, that on this 15th day of March, 1987, before me the undersigned Notary Public, in and for the County and State aforesaid, came Lawrence H. Levy, John H. Hoelzel, Marc A. Swartz, and Gregory G. Swartz, who are personally known to me to be the same persons who executed the within instrument of writing and duly acknowledged the execution of the same to the voluntary act of said persons.

Lorraine Sady, Notary Public
 Deerfield Homes Partnership
Lawrence M. Klinghoffer
 Lawrence M. Klinghoffer, Managing Partner

My commission expires: 2-23-88
 Deerfield Village Partnership
Barbara C. Klinghoffer
 Barbara C. Klinghoffer, General Partner

State of Kansas, County of Wyandotte, ss:
 BE IT REMEMBERED, that on this 15th day of March, 1987, before me the undersigned Notary Public, in and for the County and State aforesaid, came Lawrence M. Klinghoffer, and Barbara C. Klinghoffer, who are personally known to me to be the same persons who executed the within instrument of writing and duly acknowledged the execution of the same to the voluntary act of said persons.

Lorraine Sady, Notary Public
 This plat of "DEERFIELD VILLAGE" has been submitted to and approved by the Bonner Springs Kansas Planning Commission.
 Dated this 31st of MARCH, 1987
Chris Ferre
 Chris Ferre, Chairman

My commission expires: 2-23-88
 Deerfield Village Partnership
Barbara C. Klinghoffer
 Barbara C. Klinghoffer, General Partner

The dedications shown hereon, if any, are accepted by the City Council of the City of Bonner Springs, Kansas, this 15th day of September, 1987

Reece Kufin, Mayor
Sue Stinnett, City Clerk

Recommended for approval by the Bonner Springs, Kansas, Engineer, this 4th day of May, 1987.

Kelly C. Viets
 Kelly C. Viets, P.E., City Engineer

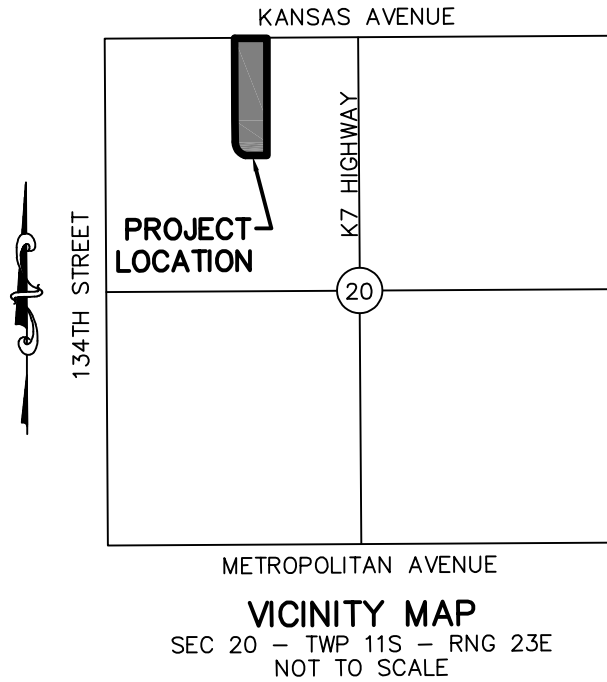
State of Kansas, County of Wyandotte, ss:
 This is to certify that this instrument was filed for record in the Register of Deeds Office on this _____ day of _____, 1987 at _____ o'clock and is duly recorded.

Thomas Groneman Register of Deeds

Michael Zupan, Deputy

ALLENBRAND - DREWS & ASSOCIATES
 ENGINEERS - SURVEYORS
 122 NORTH WATER
 OLATHE, KANSAS
 66061

BONNER SPRINGS SENIOR VILLAS
A REPLAT OF TRACT A, DEERFIELD VILLAGE
A SUBDIVISION IN BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS,
AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 23 EAST



COVENANT TO LEVY:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY CONSENTS AND AGREES THAT THE BOARD OF COUNTY COMMISSIONERS AND THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC USE FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED, SHALL BECOME AND REMAIN A LIEN ON THIS LAND FRONTING AND ABUTTING ON SUCH DEDICATED PUBLIC WAY OR THOROUGHFARE.

EXECUTION:

IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 20__.

OWNER: GUY B TINER

STATE OF KANSAS)

COUNTY OF WYANDOTTE)

BE IT REMEMBERED, THAT ON THIS ____ DAY OF _____, 20__, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR ABOVE-WRITTEN.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

APPROVALS:

THIS PLAT OF BONNER SPRINGS SENIOR VILLAS HAS BEEN SUBMITTED TO AND APPROVED BY THE BONNER SPRINGS PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

GREG GEBAUER, PLANNING COMMISSION CHAIR

LARISSA PHILLIPS, PLANNING COMMISSION SECRETARY

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS, THIS ____ DAY OF _____, 20__.

TOM STEPHENS, MAYOR

ATTEST: CHRISTINA BRAKE, CITY CLERK

THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

DATE: _____
BRENT E. THOMPSON, KS PS 1277, COUNTY SURVEYOR

THIS IS TO CERTIFY, THAT THIS IS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF _____, 20__, AT _____ O'CLOCK AND IS DULY RECORDED.

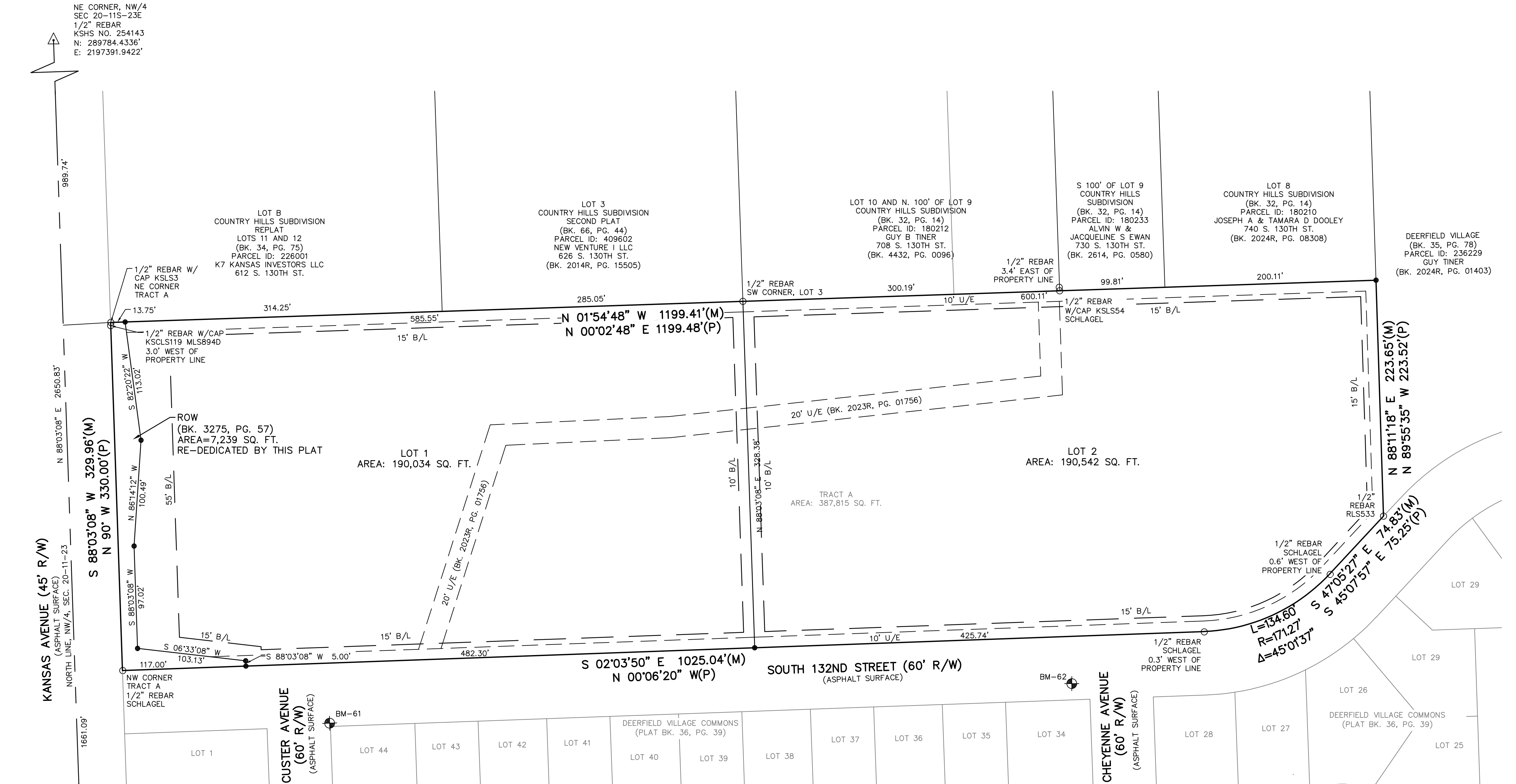
SUSAN P. NELSON, REGISTER OF DEEDS

SURVEYOR'S CERTIFICATION:

I, KENNETH J. DEDRICK, BEING A DULY REGISTERED AND LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS OR EXCEEDS THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. THAT THE LINES OF POSSESSION ARE DEPICTED HEREON, THE COURSES AND DISTANCES SHOWN HEREON ARE THOSE MEASURED ON THE DATE OF THE SURVEY AND THAT THE SURVEY WAS COMPLETED IN THE FIELD AND ON THE GROUND AND MAY BE RELIED UPON BY THE PARTIES CERTIFIED AS TO BEING CORRECT TO THE BEST OF MY BELIEF AND KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON DECEMBER 7, 2023.

DATE OF PLAT OR MAP: SEPTEMBER 09, 2024

		14700 WEST 114TH TERRACE LENEXA, KANSAS 66215 PH. (913) 894-5150 lx@kveng.com www.kveng.com	PROJECT NO. 22301873 DRAWN BY CLP CHECKED BY RAD CFN 1873 SHEET 1 OF 1
PROJECT: APARTMENTS AT 700 S. 132ND ST 700 SOUTH 132ND STREET BONNER SPRINGS, KANSAS 66012		PREPARED FOR: AND PARTNERS LLC 1440 ERIE STREET NORTH KANSAS CITY, MISSOURI	
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/24			



NW CORNER, NW/4
SEC. 20-11S-23E
3 1/2" BRASS DISK
KSHS NO. 302829

DESCRIPTION

TRACT A, DEERFIELD VILLAGE COMMONS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

DEDICATIONS:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "BONNER SPRINGS SENIOR VILLAS".

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THE PLAT DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THOROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON THIS PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED. WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION OF SAID PARTS OF THE LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED, IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH, THE UNDERSIGNED PROPRIETORS HEREBY ABSOLVE AND AGREE TO INDEMNIFY THE CITY OF BONNER SPRINGS, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENTS.

AN EASEMENT TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION, OR MAINTENANCE AND USE OF CONDUITS, WATERLINES, GAS, SEWER LINES, POLES WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES UPON, OVER, AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENTS" OR "U/E" IS HEREBY GRANTED TO THE CITY OF BONNER SPRINGS, KANSAS, WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE EACH SUCH EASEMENT FOR SAID PURPOSES.

FLOOD STATEMENT:

SURVEYED PARCEL IS SHOWN TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 20209C0109E, MAP REVISED SEPTEMBER 2, 2015, CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

REFERENCE PLATS:

- COUNTRY HILLS SUBDIVISION (BOOK 2362, PAGE 196)
- COUNTRY HILLS SUBDIVISION REPLAT LOTS 11 AND 12 (BOOK 34, PAGE 75)
- COUNTRY HILLS SUBDIVISION REPLAT OF LOT 16 (BOOK 32, PAGE 60)
- COUNTRY HILLS SUBDIVISION SECOND PLAT, A REPLAT OF A PORTION OF LOT C AND ALL OF LOT D, REPLAT OF LOTS 11 AND 12 (BOOK 66, PAGE 44)
- DEERFIELD VILLAGE A RESURVEY AND RESUBDIVISION OF LOTS 13& 14, AND PARTS OF LOTS 1-7, & 15 (BOOK 35, PAGE 78)
- DEERFIELD VILLAGE COMMONS, A RESURVEY AND RESUBDIVISION OF LOTS 1-21 & TRACT D, BLOCK 1; AND LOTS 1-8, BLOCK 2 (BOOK 36, PAGE 39)

REFERENCE DEEDS:

- CORPORATION WARRANTY DEED (BK. 2013R, PG. 01403)

NOTE:

THE SURVEY ON WHICH THIS DESCRIPTION IS BASED MEETS OR EXCEEDS THE STATE MINIMUM STANDARD REQUIREMENT OF 1:10,000 ± 0.10 FEET. THE MATHEMATICAL CLOSURE ERROR IN THIS DESCRIPTION IS 0.001 OR 1:10679000'. THE DESCRIPTION CLOSES TO THE "POINT OF BEGINNING".

HORIZONTAL AND VERTICAL DATUM:

UNLESS OTHERWISE NOTED THE COORDINATES SHOWN HEREON ARE GROUND COORDINATES BASED ON THE KANSAS STATE PLANE, NORTH ZONE 1501 (NAD 1983) (NAD 1988)
CAF: 0.99992846
1 METER = 3.28083333 U.S. SURVEY FEET
GROUND COORDINATES X COMBINED ADJUSTMENT FACTOR (CAF) = GRID COORDINATES
SCALED AROUND 0.0

JCPW 1063 DATUM BENCH MARK

NORTHING: 79543.80 (GRID/METERS) 260989.0780 (GROUND/FEET)
EASTING: 672482.68 (GRID/METERS) 2206466.142 (GROUND/FEET)
ELEV = 284.3 (METERS) 932.83 (FEET)

BERNSTEIN MONUMENT WITH SECURITY CAP SET AT GROUND LEVEL, EAST OF THE EAST END OF BRIDGE AT K-7 HIGHWAY AND SHAWNEE MISSION PARKWAY BETWEEN EAST AND WEST BOUND LANES IN GREEN SPACE. MONUMENT IS WEST OF TRAFFIC SIGN POLE K7 NORTH.

PROJECT BENCH MARK:

BM-61
CHISELED SQUARE ON THE SOUTH SIDE OF SIDEWALK PI IN THE SOUTHWEST QUADRANT OF 132ND ST AND CUSTER AVENUE, NORTHWEST OF THE NORTHEAST FENCE CORNER OF ADDRESS 623 SOUTH DEERFIELD DRIVE.
ELEV = 1013.19

BM-62

CHISELED SQUARE ON THE CENTER FRONT FACE OF A CURB INLET IN THE NORTHWEST QUADRANT OF 132ND STREET AND CHEYENNE AVENUE, EAST OF ADDRESS 731 SOUTH DEERFIELD DRIVE.
ELEV = 982.68

KANSAS AVENUE

134TH STREET

PROJECT LOCATION

K7 HIGHWAY

20

METROPOLITAN AVENUE

VICINITY MAP

SEC 20 – TWP 11S – RNG 23E

NOT TO SCALE

PREPARED BY:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERR.
LENEXA, KANSAS 66215
PHONE: (913) 894-5150
CONTACT: JAMES ANDERSON
EMAIL: anderson@kvenq.com

	SECTION CORNER		STORM SEWER MANHOLE
	BENCHMARK		SANITARY SEWER LINE
	CURB-CHIP FOUND		STORM SEWER LINE
	MONUMENT FOUND ORIGIN UNKNOWN UNLESS OTHERWISE NOTED		CORRUGATED METAL PIPE
	1/2" x 24" REBAR		POLYVINYL CHLORIDE PIPE
	W/L/S 20' CAP (UNLESS NOTED OTHERWISE)		BACK TO BACK OF CURB MEASUREMENT
	CONTROL POINT		EDGE TO EDGE OF ASPHALT
	EXISTING LIGHT POLE		TREE LINE
	UNDERGROUND GAS		WIRE FENCE
	GAS CATHODIC PROTECTION TESTING STATION		CALCULATED MEASURED VALUE
	UNDERGROUND GAS		MEASURED VALUE
	UNDERGROUND WATER LINE WARNING SIGN		PLAT
	WATER LINE		RIGHT-OF-WAY
	WATER LINE GATE VALVE		CALCULATED PLAT VALUE
	FIBER OPTIC CABLE SIGN		VENTED UTILITY VAULT
	UNDERGROUND FIBER OPTIC CABLE		SANITARY SEWER MANHOLE

CONCRETE CURB AND GUTTER

CONCRETE CURB AND GUTTER WITH REVERSE FLOW

PAINTED CURB FOR FIRE LANE

ASPHALT SURFACE COURSE (040)

CONCRETE PAVEMENT (042) W/Jointing
TYPE 3 JOINT (TYP)

CONCRETE SIDEWALK (055+005) W/Jointing

76 PROPOSED PARKING COUNT

◆ PROPOSED LIGHT POLE

★ PROPOSED HIGH LED BOLLARD

▷ PROPOSED FLARED END SECTION



**Know what's below.
Call before you dig.**

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY. KANSAS ONE CALL TICKET(S) # 23645283, 23645277, 23645262

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH DO NOT MATCH WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

		9/13/24	INITIAL ISSUE	CJC	NJN	CJC
REV	DATE	DESCRIPTION	DSN	DWN	CHK	
0						

KAW VALLEY ENGINEERING
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150
lx@kveeng.com | www.kveeng.com

APARTMENTS AT 700 S 132ND STREET
700 SOUTH 132ND STREET
BONNER SPRINGS, KANSAS 66012

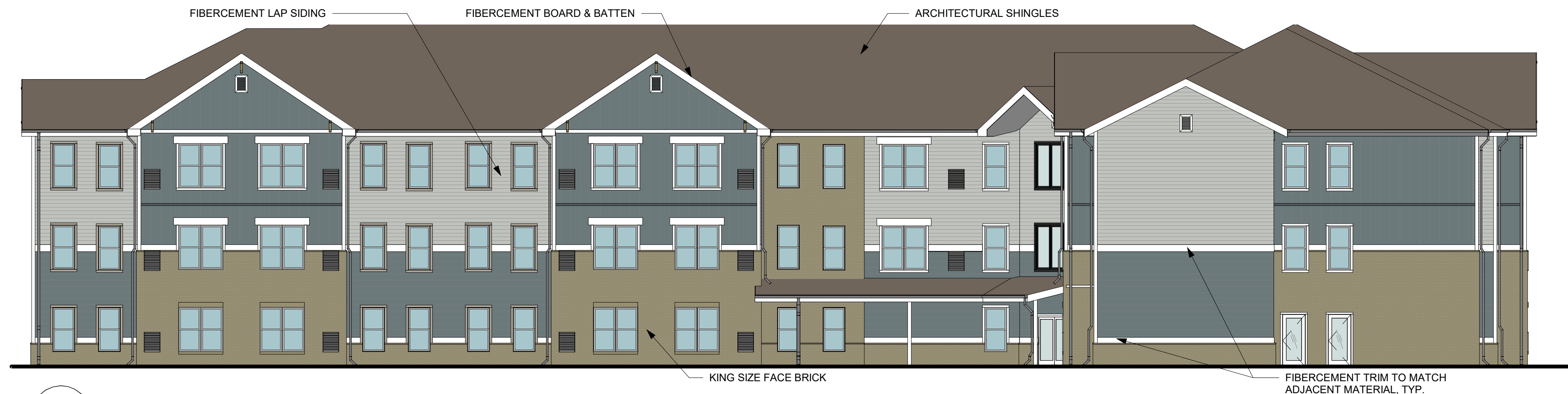
CONSTRUCTION DOCUMENTS
SITE DEVELOPMENT PLAN

PROJ. NO.		C23_1873	
DESIGNER		DRAWN BY	
CJC		NJN	
CFN			
1873SDP			
SHEET		REV	
C000		0	



C2 NORTH ELEVATION - COLORED
3/32" = 1'-0"

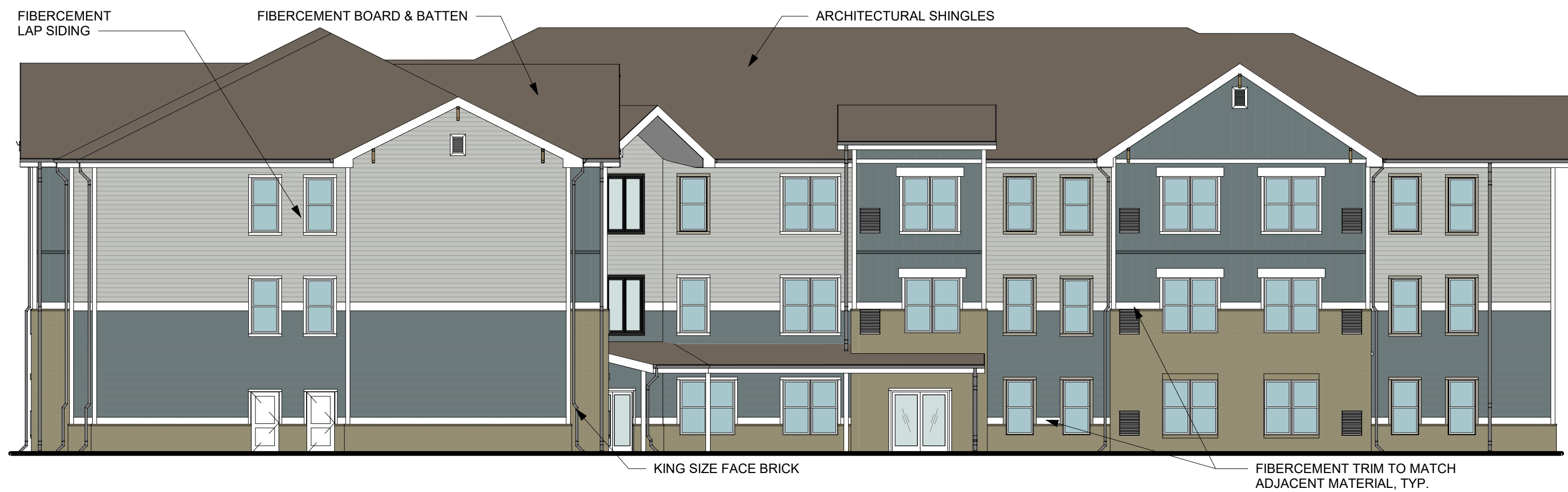
MATERIAL LEGEND		
	S-1	10" PREFINISHED FIBER LAP SIDING - BOOTHBAY BLUE
	S-2	6" PREFINISHED FIBER LAP SIDING - LIGHT MIST
	BB-1	FIBERCEMENT BOARD & BATTEN SIDING - EVENING BLUE
	BR-1	FACE BRICK - TAN/BROWN
	CS-1	BRICK ROWLOCK BANDING, WINDOW SILLS AND CAPS
	CMU-1	SPLIT FACE CMU
	TR-1	PREFINISHED FIBER TRIM - 3-1/2" & 5-1/2" AT WINDOW 11-11/4" AT BANDING 3-1/2" VERTICAL OUTSIDE / INSIDE CORNER TRIM



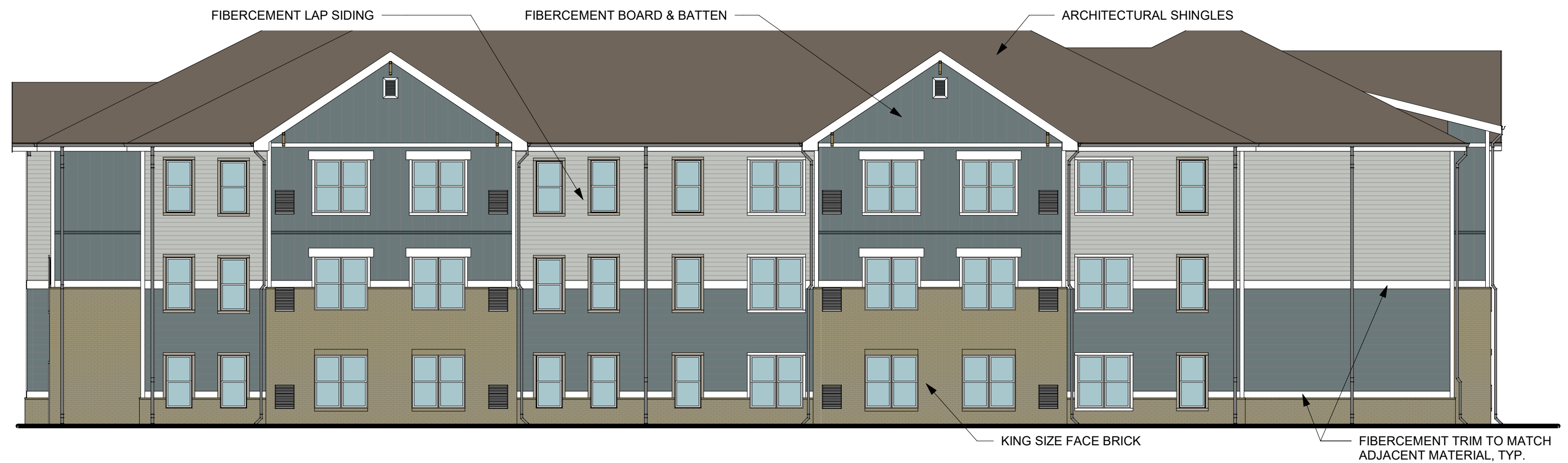
B2 SOUTH ELEVATION - COLORED
3/32" = 1'-0"



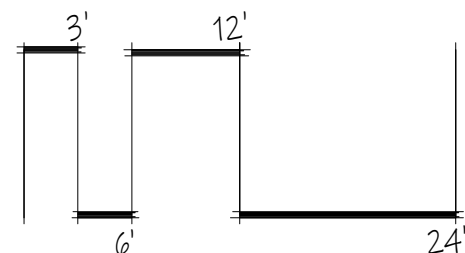
B1 ENTRY ELEVATION - COLORED
3/32" = 1'-0"



A2 WEST ELEVATION - COLORED
3/32" = 1'-0"



A1 EAST ELEVATION - COLORED
3/32" = 1'-0"



COLORED ELEVATIONS

BONNER SPRINGS SENIOR VILLAS

BONNER SPRINGS, KS

A.1

Memorandum

Date: October 15, 2024
To: Mayor and City Council
From: Mark Lee

Subject: Consider Amendments to the By-Laws of the Planning Commission

Recommendation: Staff recommends approval of the amendments.

Action: Approve, Amend or Deny the amendments to the Planning Commission By-Laws.

Background: Through discussions with the Planning Commission members, it was decided that Commissioners and Staff agreed to begin the meetings thirty (30) minutes sooner. While researching those by-laws, it was determined that other areas needed to be amended as well. The following amendments are indicated within the attached by-laws:

1. The Election of Officers is changed from August to January of every year.
2. The start times of the meetings moving forward will be 6:30pm.
3. The Order of Business has been adjusted to match the current agenda format.
4. The potential length of the meetings was adjusted by thirty (30) minutes to coincide with the earlier start time.

Discussion: Staff's report is attached

Financial Impact: NA

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 5

Topic: Consider amendments to the Planning Commission By-Laws.

Narrative: Through discussions with the Planning Commission members, it was decided that Commissioners and Staff agreed to begin the meetings thirty (30) minutes sooner. While researching those by-laws it was determined that other areas needed amended as well. The following amendments are indicated within the attached by-laws:

1. The start times of the meetings moving forward will be 6:30pm
2. The Order of Business has been adjusted to match the current agenda format
3. The potential length of the meetings was adjusted by thirty (30) minutes to coincide with the earlier start time.

Presented by: Mark Lee – Community Development Director

Staff Recommendation: Staff recommends that the Planning Commission approve the amendment to the By-Laws as suggested.

Attachments:

Draft version of By-Laws showing amendments (3pgs)

BYLAWS

CITY OF BONNER SPRINGS PLANNING COMMISSION

The Governing Body of the City of Bonner Springs, Kansas, created the Bonner Springs Planning Commission in accordance with KSA 12-744 et seq.

ARTICLE I – MEMBERSHIP:

1. The membership of the City of Bonner Springs Planning Commission shall be constituted in accordance with the Laws of the State of Kansas and the Ordinances of the City of Bonner Springs.
2. The membership of the Bonner Springs Planning Commission shall be appointed by the Mayor by and with consent of the City Council.
3. In the event of a vacancy in the membership of the City of Bonner Springs Planning Commission, the Mayor, with the approval of the City Council shall fill the vacancy by appointment.
4. The membership of the Bonner Springs Planning Commission will serve without compensation.
5. Members who have a conflict of interest with respect to any action or business before the Planning Commission should disqualify themselves from all participation, discussion and voting on such actions or business. The minutes of the meeting and reports to the Governing Body shall reflect all such disqualifications.

ARTICLE II – OFFICERS – STAFF:

1. Chair / Vice Chair

The members of the Bonner Springs Planning Commission shall annually elect one of their members as Chair and one as Vice-Chair at their meeting in ~~August~~ January, who shall serve one year and until their successor is selected.

The Chair selected shall preside at all meetings and hearings and shall supervise and direct the affairs of the Commission, the preparation, maintenance of the records, reports, agendas and minutes of the Planning Commission, shall coordinate the work and responsibilities of the Planning Commission and shall perform such other duties as directed by the Planning Commission or as necessary to carry out the work and responsibilities of the Planning Commission.

The Vice-Chair shall carry out the duties of the Chair in the event of his or her absence or inability to act, and shall act as liaison between the Planning Commission and various planning organizations throughout the City.

2. Secretary – The Planning Commission shall elect a Secretary who shall be responsible for the preparation and maintenance of all records, files and correspondence of the Planning Commission to include, but not limited to the minutes of meetings, agendas, reports and budgets, shall review all expenditures and, in general, by and with the approval and at the direction of the Chair, coordinate the administrative work of the Planning Commission. The Secretary shall be an employee of the City of Bonner Springs, Kansas.

3. Staff – The Planning Commission may call upon any employee of the City of Bonner Springs, Kansas for such assistance as may be necessary to carry out its duties and responsibilities.
4. Independent Contractor – Consultants – By and with the consent and approval of the Governing Body of the City, the Planning Commission may utilize Independent Contractor – Planning Consultants or others to assist in carrying out its duties and responsibilities.
5. Miscellaneous – The Planning Commission, from time to time, may establish subcommittees, advisory committees or technical committees to advise or assist in the activities of the Planning Commission.

ARTICLE III – MEETINGS

1. The Planning Commission regularly meets once per month on the third Tuesday of each month at seven (7:00) p.m. in the City Council Chambers at the City Hall in Bonner Springs, Kansas. Regular Meetings may be adjourned to another time, day and/or place that the Planning Commission may deem proper. Staff may change the time, date or place of any regular or special meeting for good cause shown, or the Planning Commission may do the same in any regular or special session. All interested parties shall be notified of such change.
2. **SPECIAL MEETINGS** – Special meetings of the Commission may be called by the Chair or in the Chair's absence by the Vice-Chair.
3. **QUORUM** – A majority of the membership of the Planning Commission shall constitute a quorum for the transaction of business.
4. All meetings shall be open to the public.
5. **ORDER OF BUSINESS** – The usual order of business shall be as follows:
 - (a) Call to order – Roll Call;
 - ~~(b) Roll call;~~
 - ~~(c) Consent Agenda - Approval of minutes;~~
 - ~~(d) Board and Committee reports;~~
 - ~~(e) Old Unfinished business;~~
 - ~~(f) New business;~~
 - ~~(g) Announcements Open Agenda;~~
 - ~~(h) Community Development Directors Report and;~~
 - ~~(i) Future meeting dates and a~~Adjournment.
6. **CONTINUANCES** – Any item may be continued upon request of an applicant or recommendation of staff or a Planning Commission member.
7. **ATTENDANCE** – Members of the Planning Commission not in attendance of three consecutive meetings or four within a twelve (12) month period shall be asked to resign.
8. **LENGTH OF MEETINGS** – Meetings shall be adjourned no later than 10:30 p.m. Should there be further business to be conducted, the meeting shall be continued to a convenient time and date.

Amended: ~~December 15, 2020~~ October 15, 2024

Should the Planning Commission wish to continue the meeting past 10:~~30~~0 p.m. it shall be by a two-thirds vote of the members present.

9. **VOTING** – Voting requirements for amendments to the Comprehensive Plan, Zoning Ordinance, Subdivision Regulations and Plats shall be by a majority of the membership. All other actions require a majority vote of the members present.

ARTICLE IV – RECORDS – REPORT

1. **RECORDS** – All records of the Planning Commission shall be open to the public.

2. **REPORT** – All reports to the Governing Body of the City shall include, or be accompanied by, a copy of the pertinent portion of the Planning Commissions minutes for all reports or actions; a copy of minority comments or reports, if any; all resolution; maps, reports, plans or other testimony or documents as directed by the Planning Commission or Chair thereof; copies of all protests filed before the Planning Commission; and any other information or documents which, in the opinion of the Planning Commission or Chair may be informative or helpful to the Governing Body of the City to carry out its responsibility.

ARTICLE V – PARLIMENTARY PROCEDURE

Questions of parliamentary procedure shall be determined by the Chair. Roberts Rules of Order may be used as a guide but shall not be binding upon the Planning Commission or Chair.

ARTICLE VI – BUDGET – EXPENDITURES – ACCOUNTING

1. **ACCOUNTING** –The staff of the City of Bonner Springs, Kansas shall be responsible to account for and make payment of bills for the Planning Commission.

ARTICLE VII – AMENDMENTS

1. After submission of an amendment or amendments to the Planning Secretary, the Planning Secretary shall forward the same to the Planning Commission. Amendments to these bylaws shall be by majority vote of the membership at the next regular business meeting.

CHAIR

PLANNING SECRETARY

Adopted by the Bonner Springs Planning Commission this 15th day of ~~December 2020~~ October 2024.

Memorandum

Date: October 15, 2024
To: Mayor and City Council
From: Mark Lee

Subject: 2024-2026 Application and Review Submittal Calendar - Planning Commission Meeting Dates

Recommendation: NA

Action: None - Informational purposes only

Background: NA

Discussion: NA

Financial Impact:

2024-2025-2026 Bonner Springs Planning Commission Application and Review Schedule

This schedule applies to all applications that require public hearings, including **Zoning Changes/Rezoning**s, **Special Use Permits**, **Planned Districts and Variances**. The submittal dates for applications not requiring public hearings; **Preliminary plats**, **Minor Plats**, **Site/Landscape plans**, **Final Plats and Final Development Plans**, may vary depending on requirements of the Zoning and Subdivision Regulations, or in the absence thereof, at the Community Development Directors discretion

Submittal Deadline 30 days Prior to Publication Date	Notice of Public Hearing to paper 6 days prior to publication date	Publication Date for Notice of Public Hearing the week prior to postmark date	Postmark Date for Notice of Public Hearing to Property Owners. 20 days prior to hearing minimum	Planning Commission* 3rd Tuesday of each month	City Council*
10/16/24	11/15/24	11/21/24	11/27/2024	12/17/2024	1/13/2025
11/20/24	12/20/24	12/26/24	1/1/2025	1/21/2025	2/10/2025
12/18/24	1/17/25	1/23/25	1/29/25	2/18/2025	3/10/2025
1/15/25	2/14/25	2/20/25	2/26/25	3/18/2025	4/14/2025
2/12/25	3/14/25	3/20/25	3/26/25	4/15/2025	5/12/2025
3/19/25	4/18/25	4/24/25	4/30/25	5/20/2025	6/9/2025
4/16/25	5/16/25	5/22/25	5/28/25	6/17/2025	7/14/2025
5/14/25	6/13/25	6/19/25	6/25/25	7/15/2025	8/11/2025
6/18/25	7/18/25	7/24/25	7/30/25	8/19/2025	9/8/2025
7/16/25	8/15/25	8/21/25	8/27/25	9/16/2025	10/13/2025
8/20/25	9/19/25	9/25/25	10/1/25	10/21/2025	11/10/2025
9/17/25	10/17/25	10/23/25	10/29/25	11/18/2025	12/15/2025
10/15/25	11/14/25	11/20/25	11/26/25	12/16/2025	1/13/2026
Items that require a public hearing and Council approval are as follows					
Easement and Right of Way Vacations	Rezoning	Special Use Permits		Preliminary Plats	Planned Development Districts
Items that require a public hearing in front of the Board of Zoning Appeals for approval are as follows					
Zoning Variances		Appeal of an Administrative Decision		Zoning Exceptions	
Items that do not require a public hearing are as follows					
Minor Plat				Site/Landscape Plans	
Items that do not require a public hearing but require Council approval are as follows					
Final Plats				Final Development Plans	

** All submittals, applications and fees are due no later than 2:00pm on or before the listed "Submittal Deadline". Most submittals require a pre-submittal meeting with the Community Development Director**

** All Board of Zoning Appeals Meetings are held on the 3rd Tuesday at 6:00pm in the City Council Chambers except as noted**

All Planning Commission Meetings are held on the 3rd Tuesday at 7:00pm in the City Council Chambers except as noted