



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - November 19, 2024

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Vincint Bombardier was present via Phone and Jason Cruse was absent.

CONSENT AGENDA -

Approval of the minutes of the October 15, 2024 meeting. - Lloyd Mesmer moved and Larry Clark seconded to approve the minutes of the October 15, 2024 Planning Commission Meeting as presented.

OLD BUSINESS -

NEW BUSINESS -

Request for Rezoning - BSRZ-03-24 - Happy Hearts Working, Inc. - Paul Zeps motioned Lloyd Mesmer seconded to open the Public Hearing for BSRZ-03-24 Happy Hearts Working Inc, 144 N Nettleton Ave at 6:33 p.m.

Carol Farnsworth 15901 158th St. Bonner Springs, KS, Director of Happy Hearts Working. The current program has been located at 15901 158th St for the last 5 1/2 years. Providing services for adults 18 and older who need a little bit of extra support for daily living skills building, job skill building, social skill development and volunteer work. Our desire is to move directly into the community so that we can be fully integrated into the community. Our associates are well known in the Bonner Springs and Greater Kansas City area. We partner with over 25 area schools and businesses for paid jobs, volunteer opportunities, and social skill activities. They can not drive, so Tiblow Transit or our two vehicles will transport them to and from their daily activities. The daily activities are from 8:30-3:30 and will not impact the typical flow of traffic or sidewalks during a typical day. Our associates are adults and desire semi-independent living and just need a little extra support. There would be 4 individual apartments on the second floor, and they would reside there during the evenings and weekends. They long to live in a community just like you and me. We have nine in our program and will remain a small program. Thank you

The following spoke against the item rezoning.

Bob Bradbury 144 N Nettleton, directly south of the building under discussion here. I'm not opposed to the project, I am opposed to the rezone. It could be done as a special use permit in the existing zone and then, 10 or 20 years from now, when she is no longer there, then the property reverts back to commercial mixed use like it is now. I don't see any reason to change it. It's spot zoning and spot zoning is usually frowned upon. I would rather see it as a special use permit that way. When she is gone and someone wants to put commercial back in there, they have to undo what we are doing here tonight. Also, every person that has ever been in that building uses my parking lot. I do have other concerns about that, but it doesn't make sense to zone it residential.

Larry Clark asked Mark Lee to respond to the request for a special use permit.

Mark Lee stated that it is not allowed as a special use within our zoning regulations currently. It has to go through the rezoning in order to have this use allowed in it. Mark Lee then read a part of the staff report about character of immediate area. It refers to the zoning in which that area used to be. The area surrounding the subject property is a mix of two zoning districts. Both zoning districts allow for residential occupancy but only the MR mixed residential allows for group homes. While a large portion of the zoning surrounding the property is mixed commercial, the vast majority of the area is residential in nature. Under the previous zoning ordinance group homes were considered single family dwellings and would have been allowed under those previous zoning regulations in the MX use district. Previous zoning regulation language stated Group home: any dwelling occupied by more than 10 persons including 8 or fewer persons with a disability and not related by blood or marriage. etc.

Paul Zeps stated a special use permit is not an option.

More discussion about the residential zoning in the area.

Paul Zeps had a parking question. Does the amount of parking contained on this plat of property support the amount of

personnel it's going to take to run the group home? Mark Lee, there is a large parking lot at the back to the rear of the property.

Carol Farnsworth came back and stated that they would be parking in the back or on the street in front of their building.

Larry Clark motioned Paul Zeps seconded to close the Public Hearing for BSRZ-03-24 Happy Hearts Working Inc, 144 N Nettleton Ave at 6:48 p.m.

Larry Clark moved Vincent Bombardier seconded to approve BSRZ-03-24 Happy Hearts Working Inc. with staff stipulations.

Discussion by Lloyd Mesmer stating we need to understand that what these women are doing is a necessity for our community.

Special Use Permit - SUP-03-24 - Lloyd Mesmer motioned Larry Clark seconded to open the Public Hearing for Special use Permit SUP-03-24 at 6:53 p.m.

No one spoke for the matter.

Call for anyone speaking against the matter.

Robd Phillips 1134 S 130th St. He is opposed because this is the front door of the City. The tower is 120' and the antenna is going to make it 130'.

Guy Tiner 924 S 132nd St. He owns the property south of there, and he thinks the tower needs to be replaced or rethought so it wouldn't be such an eyesore and come up with a better idea.

Staff stated it is an allowed special use as long as they meet the criteria.

Evergy representative, Larry Louk 26625 W 103rd St Olathe, KS. The size and height of the tower is a shorter tower than the other towers in town. This is a private facility and will not be leased out to other carriers. It is the sole use of communications for Evergy personnel, operations, safety and security. They're putting in a whole private network of private LTE sites. Most of the sites are going on their existing towers to fill in gaps. This site, given its conditions as far as topography and meeting the setbacks of 137', it is situated in the only place it can go on this piece of property which has been owned by Evergy, formally Westar, for years. We believe we meet the requirements for the Special Use Permit. We would ask for approval of the site.

Larry Clark motioned Lloyd Mesmer seconded to close the Public Hearing at 7:05 p.m.

Lloyd Mesmer motioned Paul Zeps seconded to approve Special Use Permit SUP-03-24.

Replat - FP-04-24 - Replat for The 120 on Oak - Paul Zeps motioned and Vincent Bombardier seconded to approve the Replat for the 120 on Oak with staff stipulations as written.

Paul Zeps asked why the replant? Staff sent the plat out to utility companies for review. They found out that Evergy has owned it since 1940 so we will clean it up and replant into one lot the way it should be.

OPEN AGENDA - None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT - Mark Lee stated he is working on an Entertainment Zoning District. It is strongly revolving around Mattel. I will assign a size or acreage limit, ride height, hotel height. He also talked about the trail, walking and connectivity plan and that funding was the next step. The plan was adopted.

The quarry Special Use Permit expires next year.

ADJOURNMENT - 7:19 p.m.