



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - October 15, 2024

PLANNING COMMISSION MEETING - 7:00 PM -

CALL TO ORDER - ROLL CALL - Sherri Neff was present via Zoom and Paul Zeps was absent.

CONSENT AGENDA -

Approval of the minutes from the September 17, 2024 meeting - Lloyd Mesmer had a concern about the BZA-06-24 Variance Request being tabled until this meeting and there is nothing on tonight. Mark Lee stated the applicant reached out via email and requested the item be moved to a later agenda due to some health concerns they were dealing with at the time. Mesmer says we have it on record now, and it is tabled.

Lloyd Mesmer moved Larry Clark seconded to approve the minutes of the September 17, 2024, Planning Commission Meeting as presented.

OLD BUSINESS -

NEW BUSINESS -

FP-03-24 - Replat - Consider the replat of Tract A of Deerfield Village - The property is currently zoned as MR mixed residential district and reserved for apartments on the recorded final plat of Deerfield Village approved and filed in 1987.

That area is vacant and the replat will subdivide the property into 2 lots, allowing construction of a 3-story senior living residential building on lot one. The building will consist of 48 dwelling units spread across three floors. The proposed replat includes two mixed residential lots with an average lot size of 4.3 acres and both of the lots once split will still remain mixed residential. The property abuts Kansas Ave on the north and 132nd Street to the west and east is True Value and Dollar Tree.

Larry Clark had a question about the use of the villas. Will they be subsidized housing, or will the rent be market rate?

Tom Solon of AMD Partners, representing the ownership development group, stated it is a tax credit deal through the State of Kansas and will be subsidized housing for 55 and older.

Larry Clark moved that it be approved subject to staff stipulations. Lloyd Mesmer seconded to approve FP-03-24 Replat of Tract A of Deerfield Village. Motion passed.

This will be at the City Council Meeting on November 11, 2024.

Consider Amendments to the By-Laws of the Planning Commission - Elections moved to January

Start time will be 6:30 unless Board of Zoning Appeals goes over.

Adjust the Order of Business to match the current agenda format

The Planning Commission Meeting will go no longer than 10:30 p.m.

Mark Lee will look into the end time for Board of Zoning Appeals and start time for the Planning Commission.

Chair Gebauer asked what maximum amount of time the Board of Zoning Appeals can go? Mark Lee stated there is no time limit on Board of Zoning Appeals meetings.

Mark Lee also stated that there are no Board of Zoning Appeals by-laws that he has found, but we should have something.

Chair Gebauer stated could they mirror the Planning Commissions with the addendum that they are for Board of Zoning Appeals by-laws? Mark Lee will look into it.

Lloyd Mesmer motioned Nick Perica seconded to approve the amendments to the By-Laws of the Planning Commission.

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

OPEN AGENDA -

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Review the updated submittal and meeting schedule

November meeting -

Special Use Permit and Variance Request - Evergy monopole communication tower at Nettleton and Metropolitan.

Replat 120 Oak St

Sandstone Townhomes opening has been delayed. Evergy is working on providing power to the site as well as throughout the neighborhood.

Apartments north of Academy Bank are still moving. They will still need to plat the property.

Mattel has not closed on the lots yet and is still working with the City on incentives. Still in discussions.

Quik Trip plans are approved and we are still talking about the sign. They will be sending it out for bid and start early next year.

ADJOURNMENT - 7:26 p.m.