

MINUTES – 11.21.23 – DRAFT
BONNER SPRINGS BOARD OF ZONING APPEALS MEETING
Tuesday, November 21, 2023 – Regular Meeting – 6:00 p.m.

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With the lack of a quorum, the meeting was delayed, the applicant remained at the meeting and it was started as soon as a quorum was established.

1. Meeting **CALLED TO ORDER** by Chair Mesmer at 6:54 p.m.

ROLL CALL

Board of Zoning Appeals Members Present: Lloyd Mesmer -Chair; Larry Clark - Vice-chair; Nick Perica

Absent – Sheri Neff, Paul Zeps

Quorum Established

Staff Present: Mark Lee, Community Development Director

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of September 19, 2023 Board of Zoning Appeals meeting

Chair Mesmer introduced the Consent Agenda Item #2. Board Members were awarded time to comment or ask questions.

Motion to **APPROVE** the Consent Agenda was made by Vice-Chair Clark and seconded by Board Member Perica.

Chair Mesmer called for a vote.

AYE – Mesmer, Clark, Perica

NAY – None

MOTION PASSED 3 – 0

3. **UNFINISHED BUSINESS –**

None at this time

4. **PUBLIC HEARING - BZA-04-23: 740 Linda Lane, Accessory Building Maximum Size Allowed.** A request for variances from the allowed maximum square footage of accessory buildings within the R-1, Single Family Residential zoning district. Applicant is requesting a variance to exceed the maximum allowed size for this particular lot by 500 square feet. Maximum allowed - 1,000sqft. Request – 1500sqft.

Chair Mesmer called for a motion to OPEN the Public Hearing – Vice-Chair Clark made a motion to **OPEN**, Board Member Perica **SECONDED**. Public Hearing was opened at 6:57pm.

Staff introduced the item, explained the location of the project, and the background behind the request. Staff explained that this variance was being requested due to the recent changes made to

the Zoning Ordinance and the fact that the applicant had previously placed a down-payment on a structure that would have been allowed by right prior to the change in regulations. The applicant was unaware that changes were being made to the Zoning Ordinance, as well, staff was unaware of the applicants' previous conversations.

Chair Mesmer asked if there were any individuals that would like to speak in favor of the request. Being none, Chair Mesmer asked if there were any individuals that would like to speak against the request. Being none Chair Mesmer asked if there were any questions of the staff or the applicant, there were none.

Chair Mesmer called for a motion to **CLOSE** the Public Hearing – Vice-Chair Clark made a motion to **CLOSE**, Board Member Perica **SECONDED**. Public Hearing was closed at 6:59pm.

Vice-Chair Clark made a motion to **APPROVE** the variance request with staff stipulations, Board Member Perica **SECONDED**.

Chair Mesmer called for a vote.

AYE – Mesmer, Clark, Perica

NAY – None

MOTION PASSED 3 – 0

5. ADJOURNMENT –

Meeting was adjourned at 7:00pm