



City of Bonner Springs

KANSAS

Tuesday, January 21, 2025

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 - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA - APPROVAL OF MINUTES

1. Approval of minutes from the November 19, 2024 meeting

Action Make a motion to Approve, Amend or Deny the minutes as presented.

Recommendation Staff recommends approval of the minutes as written.

Documents:

1. 11.19.24 PC Meeting Minutes

OLD BUSINESS

NEW BUSINESS

1. PUBLIC HEARING - Rezoning – BSRZ-05-24; 13040 Cannan Drive

Action Make a motion to Approve, Amend or Deny the requested rezoning with staff's stipulations.

Recommendation Staff recommends the Planning Commission **approve** the requested zoning change for 13040 Cannan Drive from GC (General Commercial District) to HC (Highway Commercial) as indicated on the application, with the following staff stipulations.

1. A site plan shall be submitted that indicates customer parking and parking for vehicles that are for sale.
2. The maximum number of vehicles located upon the lot for sale shall not exceed thirty-one (31) vehicles.
3. Any improvements undertaken by the applicant shall be subject to building permits, if required.
4. In addition to the recommendations/stipulations listed within this staff report, the developer/property owner agrees to abide by the Unified Development Ordinance of the City of Bonner Springs

Documents:

1. Complete Agenda Item-13040 Cannan Drive - BSRZ-03-24

2. PUBLIC HEARING - Special Use Permit – SUP-03-24 – 23920 W. 43rd Street - Bonner Springs Contractor Garages

Action Make a motion to Approve, Amend or Deny the requested Special Use Permit.

Recommendation Staff recommends approval of the Special Use Permit; SUP-04-24 with the following conditions:

1. A storm water drainage report shall be prepared, reviewed and approved by the City Engineer
2. A site and Landscape Plan shall be submitted and reviewed for approval prior to building permits being issued.
3. Any area on the site used for outdoor storage shall adhere to the requirements in the Unified Development Ordinance as listed in the Use Table and stated in Section 2.06.
4. Proposed site improvement and infrastructure plans shall be submitted to the City for approval prior to construction.
5. Infrastructure installation, including sanitary service, water service and other utilities shall be installed and maintained by the developer/owner of the property (privately).
6. No portion of these buildings shall be utilized for residential

purposes.

7. This Special Use Permit does not allow for the facility to be utilized as an outdoor self-storage facility.
8. Building permits shall be required for any and all improvements to the structures, including initial construction and interior tenant finishes.
9. The developer shall be responsible for all associated permit and review fees.
10. The Special Use Permit shall run in perpetuity with the parcel, unless revoked, amended or reapplied for by another user.
11. The Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease; and
12. The Special Use Permit shall expire when the operation of the approved use is discontinued; and
13. The Special Use Permit shall not transfer to another person or to a different location; and
14. Special Use Permits may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.
15. The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance as provided in Chapter 2; Section 2.03.B.3.d or a violation of any or all of the conditions set out in the Special Use Permit

Documents:

1. Complete Agenda Item - SUP-04-24- Contractor Garages

3. PUBLIC HEARING – Unified Development Ordinance Amendment – BSZO-04-24 - City of Bonner Springs

Action	Make a motion to Approve, Amend or Deny the requested amendment.
Recommendation	Staff recommends approval of the ENT, Entertainment and Amusement Park District, as provided by staff.

Documents:

1. Complete Agenda Item - BSZO-04-24 - ENT Zoning District Cover Page

4. PUBLIC HEARING - Rezoning – BSRZ-04-24; 720 N. 118th Street, 11801, 12215 and 12301 State Avenue, – Destination KCK

Action	At the request of the applicant, with staffs concurrence; this item was requested to be removed. In order to move forward, staff and the applicant agreed to wait for action to be taken on the previous agenda item involving the creation of the ENT; Entertainment and Amusement Park District. No action is to be taken on this item at this evenings (1/21) meeting.
Recommendation	No action is to be taken at this time. Re-publication of the hearing notice will occur prior to the next required public hearing regarding the potential rezoning of the above stated properties, new letters to surrounding property owners will be mailed as well.

Documents:

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- February meeting a. BZA – setback variance request in Lake of the Forest b. Replat for 1715/1725 S. 138th Street c. Rezoning for Mattel Adventureland Theme Park(?) d. SUP renewal for APAC – Bonner Quarry

ADJOURNMENT