



# City of Bonner Springs

## KANSAS

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### Planning Commission Minutes - Regular Meeting - January 21, 2025

**PLANNING COMMISSION MEETING - 6:30 PM** - Was called to order at 6:31 p.m.

**CALL TO ORDER - ROLL CALL** - Sherri Neff was present via Teams video call and Vincent Bombardier was absent.

#### **CONSENT AGENDA - APPROVAL OF MINUTES -**

**Approval of minutes from the November 19, 2024 meeting** - Lloyd Messmer motioned Paul Zeps seconded to approve the minutes of the November 21, 2024 Planning Commission Meeting as presented.

The motion passed unanimously 7-0.

**OLD BUSINESS** - None

#### **NEW BUSINESS -**

**PUBLIC HEARING - Rezoning - BSRZ-05-24; 13040 Cannan Drive** - Paul Zeps motioned Lloyd Messmer seconded to open the Public Hearing for rezoning BSRZ-05-24; 13040 Cannan Drive at 6:34 p.m.

Larry Clark asked Staff if this was going to continue as an Auto Repair Shop also. Staff indicated that he thought they may be working on the vehicles they would sell.

Lloyd Messmer moved and Paul Zeps seconded to close the Public Hearing at 6:36 p.m.

Paul Zeps moved Lloyd Messmer seconded to approve the rezoning request with staff stipulations.

The motion passed unanimously 7-0.

**PUBLIC HEARING - Special Use Permit - SUP-03-24 - 23920 W. 43rd Street - Bonner Springs Contractor Garages** - Lloyd Messmer motioned Larry Clark seconded to open the Public Hearing for Special Use Permit SUP-03-24 23920 W. 43rd Street at 6:42 p.m.

Daniel Earhart 3705 W 52nd Place Roeland Park KS. Our focus is towards the trades, plumbers, landscapers, contractors anyone outgrowing their garage and don't have the capacity for a whole building. There are 4 buildings in the site plan each building will be 20' x 50', Each building will have 12 units and the units are 1000 sqft. Each unit will have a 12' x 14' bay door and man door next to that. No retail or office fronts, some parking.

Larry Clark asked if they will be renting the spaces and how will people be notified of the rentals. Mr. Earhart said there will be advertising and there will be no central office on site. The entrance will be electronic key pad and each tenant will get a code for the gate and each tenant will have their own key for their unit as well.

Michael McDermont at the Grass Pad need more explanation on the project. He wanted to know if there was a problem on site whom would he call, the police. He is concerned about all the traffic and whom would be responsible for the property. There will be a landlord but no one is on site. Staff explained that the contractor will come pick up his stuff and then leave. Emergency services will have to have access to the property.

More discussion about the parking and that each unit has room for them to pull up in front of their own door. They are basically storage units for contractors. They may have a office space in it but no living in them.

Lloyd Messmer thought that Water One has an easement. Staff showed the easement is to the east of the buildings.

Larry Clark motioned Lloyd Messmer seconded to close the Public Hearing for Special Use Permit SUP-03-24 23920 W. 43rd Street at 6:54 p.m.

Paul Zeps motioned Lloyd Messmer seconded to approve the Special Use Permit as written with Staff stipulations.

The motion passed unanimously 7-0.

**PUBLIC HEARING – Unified Development Ordinance Amendment – BSZO-04-24 - City of Bonner Springs -** Paul Zeps motioned Lloyd Messmer seconded to open the Public Hearing for Unified Development Ordinance Amendment - BSZO-04-24 for the zoning district; **ENT, Entertainment and/or Amusement District.** at 7:02 p.m.

Paul Zeps motioned Larry Clark seconded to Close the Public Hearing for Unified Development Ordinance Amendment - BSZO-04-24 at 7:02 p.m.

Paul Zeps motioned Larry Clark seconded to approve the Unified Development Ordinance Amendment - BSZO-04-24 for the zoning district; **ENT, Entertainment and/or Amusement District** as written.

The motion passed unanimously 7-0.

**PUBLIC HEARING - Rezoning – BSRZ-04-24; 720 N. 118<sup>th</sup> Street, 11801, 12215 and 12301 State Avenue, – Destination KCK** - Has been withdrawn for a later date.

**OPEN AGENDA** - None

**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 - Set Back Variance for Lake of the Forest for a room addition.  
Replat for 715 and 725 S 138th Street at the corner of 138th and Willard- separate large lot into 3 lots.  
Rezoning for the Mattel Adventureland will be in March  
Special Use Permit renewal for the APAC Rock Quarry which expires this year.

Sandstone Townhomes first 3 buildings are being occupied now.  
Moving forward with the apartments at I70 and Kansas Ave  
Senior Villas are moving still have a few things to do.  
120 Oak St. has an Earth Change permit so that should happen within the next month.

Compass has two buildings going up.

**ADJOURNMENT** - 7:09p.m.