



City of Bonner Springs

KANSAS

Tuesday, April 15, 2025

200 East Third Street, Bonner Springs, KS 66012
Bonner Springs City Hall
Council Chambers

PLANNING COMMISSION MEETING - 6:30 p.m.

The meeting is open to the public.

PLANNING COMMISSION MEETING - 6:30 PM

CALL TO ORDER - ROLL CALL

CONSENT AGENDA

1. Approval of the minutes of the February 18, 2025 meeting.

Action

Recommendation

Documents:

1. 2.18.25 Draft PC Minutes

OLD BUSINESS

NEW BUSINESS

1. Public Hearing - SUP-02-25 – Country Stampede -The applicant is requesting approval of a Special Use Permit to allow for overnight camping as allowed on private property as allowed by the Municipal Code of Bonner Springs, Chapter XII; Article 3 – Camping Permits. The overnight camping is associated with the Country Stampede music festival and is to occur on property owned by the Unified Government of Wyandotte County (Azura Amphitheater – 633 N. 130th Street) and the Agricultural Hall of Fame (630 Hall of Fame Drive).

Action

Approve, Amend or Deny the Special Use Permit with Staff recommendations.

Recommendation

Staff recommends approval of the Special Use Permit; SUP-02-25 with the following conditions:

1. All information provided by the applicant in the “Country Stampede Camping Site Plan for Bonner Springs, KS” shall be adhered to.
2. A “Camp Host” shall be present at each camping location entrance for the duration of the event.
3. All spaces shown on the plan shall be labeled, with wayfinding signs provided.
4. The site(s) shall be returned in the condition in which they were provided to the applicant, all temporary trash receptacles shall be emptied and removed, any temporary structures shall be removed, all temporary restroom facilities shall be removed, and general site clean-up shall occur.
5. The Special Use Permit shall be valid for three (3) years as related to the Country Stampede Music Festival, allowing for camping on private property, to occur on specific dates in

June of each year, with written permission and proper permitting through the City.

6. If said dates, times or camping locations change or if the ownership of Country Stampede changes, the Special Use Permit shall become null and void and expire as approved.

7. 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; and

8. Special Use Permit 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.

Documents:

1. Complete Agenda Item - SUP-02-25- Country Stampede

2. PUBLIC HEARING- Special Use Permit – SUP-01-25 – 1800 S. 121st Street and 800 S. 118th Street – APAC – Kansas, Inc. - Bonner Springs Quarry – Consider a request for renewal of a Special Use Permit – the applicant is requesting renewal of SUP-103 as required by the Unified Development Ordinance, This Special Use Permit will allow for the continuance of the APAC Quarry and the ‘Extraction of Energy Resources’ as listed within the UDO and the HI, Heavy Industrial Zoning District.

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

Recommendation Staff recommends approval of the Special Use Permit; SUP-01-25 with the following conditions:

1. Future expansions of surface mining operations and additions to the site not identified on the Site Plan will require submission of a revised Special Use Permit and

Phasing Plan. Improvements not shown on the Phasing Plan are not a part of this approval;

2. Subsurface mining shall be allowed via this Special Use Permit. Prior to this action, detailed plans, including but not limited to; engineering, internal layout and other

detailed plans or studies as requested by the City shall be provided prior to work commencing.

3. * All subsurface mining operations shall maintain, at a minimum, two-hundred (200') feet from the nearest property boundary. the current setbacks listed upon the

approved phasing plan. Access to underground mining operations from Phase I, Stages I or II shall not be required to adhere to the internal setbacks indicated on the plan, in order to reach Phase I, Stage III.

4. Revise and update the existing approved stormwater reports for Phase I, Stage III. These shall be submitted to the city within six (6) months of the approval of this

Ordinance; and subsequently approved by the City Engineer and constructed by the applicant as deemed necessary;

5. The hours of operation shall be as follows, subject to the filing of written public complaints on any of the individual operations:

Removal of Rock – 6 a.m. to 6 p.m. – Monday through Saturday;

Rock Crushing – 6 a.m. to 6 p.m. Monday through Saturday;

Blasting – 9 a.m. to 3 p.m. – Monday through Friday; and

Any blasting after 3 p.m. may be permitted only to meet Federal Blasting Requirements or for emergency situations with notification to and approval by the City Manager or his/her designated employee.

6. Plans and specifications shall be submitted on each occurrence for each temporary use of a portable crusher, portable asphalt plant and portable concrete ready-mix

plant. Such plans, specifications and operation of the temporary uses on each individual basis shall conform to all federal, state and local requirements necessary to

obtain any necessary permits prior to operation, but shall not require a revision to the Amended Special Use Permit. Hours of operation shall conform to those observed

by the quarrying operation;

7. Reports of all inspections required by the Kansas Department of Health and Environment, U.S. Environmental Protection Agency, the State Board of Agriculture-Division

of Water Resources, the Bureau of Mines, including insurance inspections or any other agency requirements shall be provided to the City as they occur and are received;

8. The applicant shall conform to all dust, noise, air or any other environmental regulations applicable and shall conform to the stated methods of control and operation

contained in the application and Environmental Impact Study.

These shall include, but not be limited to, the watering of internal roadways for dust control and all

applicable dust control methods relating to the use of rock crushing equipment;

9. Quarrying equipment shall not be visible from adjoining properties or from K-32 Highway;

10. All reclamation areas identified on the prior special use permit(s) and approved Reclamation Plan, including the southwest portion of the property and the east central

portion of the property shall be maintained to blend with the terrain surrounding the quarry. The trees in the reclamation areas shall be properly maintained and all

dead, dying or diseased trees shall be replaced as soon as possible to coincide with a planting season(s);

11. The lowest elevation of the surface mine shall not be less than 735 feet above mean sea level;

12. Once per calendar year, the City will conduct an inspection of the operations. City authorized personnel shall be allowed on the site to conduct these inspections or to

participate in any other inspections deemed necessary by the City or any other local, state or federal agency;

13. An annual report on the quarry operation shall be provided no later than March of each year following the approval of the amended Special Use Permit. The Annual

Report shall include the status of the quarrying operation and the progress of reclamation;

14. An annual blasting permit shall be obtained from the City and violation of the blasting requirements may constitute justification to revoke the Special Use Permit;

15. All trucks leaving the site shall be covered to eliminate the potential of spillage of rock on public roadways or damage to other property; and

16. Storm inlets on the east side of 121st Street shall be cleaned out to prevent accumulated silt from proceeding further into storm sewer system.

17. Public right of way that exists on the property currently may be vacated via appropriate action through the UDO. The public right of way shall be rededicated at a future time that allows for the extension of S. 122nd St or Steventon Drive through the property.

18. The site shall not be utilized in the future as a municipal or private landfill.

19. * The applicant shall contract with a local weather service to provide wind speed/direction and temperature inversion information to ensure that the timing of blasting occurs when the weather conditions are the most conducive to reduced blasting effects such as air pressure vibrations and dust issues for the surrounding residents.

20. * No blasting for surface extraction shall occur within ~~six hundred (600')~~ one-thousand (1000') feet of a dwelling not owned or managed by the applicant.

21. * APAC – KS, Inc. will conduct pre-blast engineering surveys 12-months after a Certificate of Occupancy is issued. These inspections will be conducted via third-party provider, for dwellings that receive Certificate of Occupancy after January 1, 2024. Said dwellings must be within one-thousand (1000') feet of the established setbacks.

22. The revocation of the Special Use Permit may occur for a violation of the Unified Development Ordinance or violation of any or all of the conditions set out in the Special Use Permit;

23. * The term of the Special Use Permit shall be for a ten (10) year period of time and only for Phase I, Stages II, III and Phase II, unless said operation ceases for a period longer than 6 months or the property is sold.

Documents:

1. Complete Staff Report SUP-01-25- 1800 S. 121st St and 800 S. 118th St - APAC Quarry revised for 4
2. Staff Report SUP-01-25- 1800 S. 121st St and 800 S. 118th St - APAC Quarry 4.11.25

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

ADJOURNMENT