



# City of Bonner Springs

KANSAS

---

**Tuesday, October 21, 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 minutes from the August 19<sup>th</sup>, 2025 meeting

|                |   |
|----------------|---|
| Action         | Approve, Amend or Deny the draft minutes as presented   |
| Recommendation | Staff recommends approval of the minutes with one revision — the case number should be changed to BSCP-01-25 as these amendments were to the Comprehensive Plan and not the Unified Development Ordinance. Staff had the item mislabeled on the agenda and in the staff report. |

Documents:

1. 8.19.25 PC Minutes Draft

### OLD BUSINESS

### NEW BUSINESS

#### 1. FP-02-25 - Consider a Final Plat for Spencer's Way, 3800 Loring Road.

|                |   |
|----------------|---|
| Action         | Make a motion to Approve, Amend or Deny the requested Final Plat.   |
| Recommendation | Staff recommends that the Planning Commission approve the plat for Archer Meadows with staff stipulations |

1. All comments made by the Wyandotte County Surveyor and UG Review Staff, the Bonner Springs City Engineer, City Staff and Utility providers shall be addressed prior to the release of the Replat for filing.
2. All necessary building permits and fees shall be paid prior to building permits being issued.
3. The plat shall be filed with the Wyandotte County Register of Deeds by the applicant, with one copy being returned to the City for recording.
4. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Unified Development Ordinance

Documents:

1. Complete Staff Report - Final Plat - FP-02-25 - 3800 Loring Rd - Spencers Way

#### 2. PUBLIC HEARING – Special Use Permit – SUP-02-25 – Evergy; Whippoorwill Electrical Substation

|                |   |
|----------------|---|
| Action         | Make a motion to Approve, Amend or Deny the Special Use Permit as presented.                  |
| Recommendation | Staff recommends approval of the Special Use Permit; SUP-02-25 with the following conditions: |

1. All required federal, state, and local permits (e.g., grading, stormwater, environmental, FAA for tall structures) must be obtained prior to construction.
2. The applicant shall coordinate with Bonner Springs emergency services to ensure adequate access and safety protocols are in place for the facility.
3. Screening and lighting shall meet the requirements of the Unified Development Ordinance.
4. Future expansions and additions to the site not identified on the approved Site Plan will require submission of a revised Special Use Permit.
5. 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;
6. The term of the Special Use Permit shall be in perpetuity.
7. The Special Use Permit shall remain in effect on the property following the execution of a building permit in accordance with Section 1.04.E of the UDO, and shall then require a zoning action in accordance with Section 1.04.B of the UDO to repeal, update, or change the conditions of the SUP.

Documents:

1. Complete Staff Report SUP-02-25 - Evergy Substation

### **3. PUBLIC HEARING – Unified Development Ordinance Amendments – BSZO-01-25**

|                |  |
|----------------|--|
| Action         | Make a motion to Approve, Amend or Deny the amendments to the Unified Development Ordinance as presented.          |
| Recommendation | Staff recommends the Planning Commissions approve the amendments to the Unified Development Ordinance as provided. |

Documents:

1. Complete Staff Report - BSZO-01-25 - UDO Amendments

## **OPEN AGENDA**

### **COMMUNITY DEVELOPMENT DIRECTORS REPORT**

#### **1. New Staff Member**

|                |             |
|----------------|-------------|
| Action         | None needed |
| Recommendation | NA          |

Documents:

## **ADJOURNMENT**