



City of Bonner Springs

KANSAS

Tuesday, November 18, 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 from the October 21st, 2025 meeting

Action

Recommendation

Documents:

1. 10.21.25 Minutes Draft

OLD BUSINESS

1. 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. Whippoorwill Notification Memo 11.18.25
2. Returned Notices for Whippoorwill
3. Complete Staff Report SUP-02-25 - Evergy Substation

NEW BUSINESS

1. RP-03-25 - Replat 319 Lake Forest Drive

Action

Recommendation

Documents:

1. Complete Staff Report - RP-03-25 - 319 Lake Forest Dr

OPEN AGENDA

COMMUNITY DEVELOPMENT DIRECTORS REPORT

1. CDD Report

Action None

Recommendation None

Documents:

ADJOURNMENT

Memorandum

Date: November 18, 2025
To: Mayor and City Council
From:

Subject: Approval of the minutes from the October 21st, 2025 meeting

Recommendation:

Action:

Background:

Discussion:

Financial Impact:



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - October 21, 2025

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chairperson Greg Gebauer called the meeting to order at 6:33P.M. The Community Development Director called roll and confirmed a quorum was present. Commissioners Sherri Neff and Paul Zeps were absent.

CONSENT AGENDA -

Approval of minutes from the August 19th, 2025 meeting - Lloyd Mesmer moved Vincent Bombardier seconded to approve the minutes of the August 19, 2025 Planning Commission Meeting as corrected. Correction to case # BSZO-01-25, it should read BSCP-01-25. The motion passed unanimously 6-0.

OLD BUSINESS -

NEW BUSINESS -

FP-02-25 - Consider a Final Plat for Spencer's Way, 3800 Loring Road. - The Community Development Director presented the staff report. Larry Clark motioned Vincent Bombardier seconded to approve the Final Plat for 3800 Loring Lane - Spencer's Way with staff stipulations. The motion passed unanimously 6-0.

Lloyd Mesmer stated the 50 acres left they should be careful if re-subdividing it to not restrict access to the acres left.

PUBLIC HEARING – Special Use Permit – SUP-02-25 – Evergy; Whippoorwill Electrical Substation - Community Development Director presented the proposed Special Use Permit - SUP-02-25 Evergy; Whippoorwill Electrical Substation. Chair Greg Gebauer opened the public hearing at 6:45 and asked for anyone speaking for the Special Use Permit.

Jess Keck, 818 S Kansas Ave, Topeka, KS — Evergy gave presentation. Access will be from the existing road in the subdivision. The site is 5 acres, the substation is 2 acres. There will be fencing with 3 rows of barbed wire on top. Had a neighborhood meeting on October 15th. It is an ideal site and will not have adverse effects on the wetlands. After construction, there will be maintenance once a month the site is not manned.

Vincent Bombardier asked, "Do you have the transmission line layout?" Jess Keck said, "They have not done the design of the transmission lines yet because they do not have the site yet."

Larry Clark asked what questions were asked at the meeting with the neighbors. Jess Keck said, "transmission line questions."

Chair Greg Gabauer asked if anyone would be speaking against:

Kelly Billings, 11041 Speaker Rd. Edwardsville, KS resident — Spoke about grass and trees at the corner of Speaker and 110th being overgrown and a site line issue. We can't get the little things done and suffer silently through the decisions that the City makes. The city needs to support the residents and communication is not happening.

Derek Sunderman — 20865 W47th St, Shawnee, KS but owns 11130 Speaker Rd, property across the street from the location, and it is an Airbnb. Not against it, just against the lack of transparency. When they developed, they did not get the fish out of the pond and left the rotting fish in the pond and the smell was horrible. Increased vermin, mice and snakes. We are paying the price for progress. There is a huge warehouse that is lit up like a Christmas tree. The property value has dropped. Wants to be made whole of the loss of value of his property. Evergy should provide the transmission lines before you approve the site. Will there be a second line? Where will the distribution lines be? Are they going above ground or underground? He read the planning and dev policy. Evergy has not met the minimum notice argued the notice of 20 days. Mark Lee stated that Evergy is not responsible for notification. The city mailed out letters on October 1st.

Marcy Sunderman — Her main concern is the land and house depreciating, and they need to be compensated.

Jess Keck - Evergy — Concerning transmission lines, they have not done the routing for them. It would be an unwise use of customers' money to have that done before they even have the site. How we do business and route is part of the KCC process.

Larry Clark asked, Are you aware of the studies about the decrease in properties? Jess Keck stated people are reluctant to buy property by a substation.

Chair Greg Gebauer closed the public hearing at 7:25

Lloyd Mesmer motioned Nick Perica seconded to continue to the next meeting on November 18th. Greg Gebauer stated it will be added to unfinished business on the November 18th meeting.

PUBLIC HEARING – Unified Development Ordinance Amendments – BSZO-01-25 - Mark Lee gave the staff report on amendments to the Unified Development Ordinance - BSZO-01-25 - revisions.

Greg Gabauer opened the public hearing at 7:33. Asked for anyone to speak for, none. Asked for anyone to speak against, none.

Greg Gabauer closed the public hearing at 7:34.

Larry Clark motioned Jason Cruse seconded to approve the revisions to the Unified Development Ordinance as written. The motion passed unanimously 6-0.

It will be moved to the City Council meeting on November 10, 2025.

OPEN AGENDA - none

COMMUNITY DEVELOPMENT DIRECTORS REPORT - Introduced Kiley Melerarend and stated she started on October 1st as the City Planner. Kiley stated she is from the Unified Government and was an intern for 1 year. She came from the Kansas City, KS planning dept. She stated she is excited to be in Bonner Springs.

120 moving along.

Sandstone townhomes, all permits have been issued.

138th street project moving along, a lot of utility relocation took place. Sidewalks are being planned.

Metropolitan improvement discussed and it will be quit the undertaking.

Committee discussed the notification process and timeline.

New Staff Member -

ADJOURNMENT - Chair Greg Gebauer adjourned the Planning Commission Meeting at 7:56 P.M.

Memorandum

Date: November 18, 2025
To: Mayor and City Council
From: Mark Lee

Subject: Special Use Permit – SUP-02-25 – Evergy; Whippoorwill Electrical Substation

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.

Action: Make a motion to Approve, Amend or Deny the Special Use Permit as presented.

Background: *This is for a vote only. The public hearing was opened and closed at the October 21st, 2025 meeting. No information that was presented has changed.*

The subject property is located in the Compass 70 Logistic Center with a current address of 120 S. 110th Street. The property in question is proposed to be further subdivided into two (2) separate parcels and is currently zoned as LI; Light Industrial. The requested special use will be located on the north side of Speaker Road and in the southern portion of the proposed new lot.

The area in question was rezoned to light industrial in 2018 and has gone through several planning processes including final platting. It has since begun to develop with two (2) buildings under construction or in the finishing stages.

The use of Utility Distribution is allowed special use in all zoning districts per the adopted Unified Development Ordinance. Utility Distribution is defined as - A facility or network used to distribute, transmit, transform, or reduce the pressure of gas, water, or electric current, including but not limited to electrical transmission lines, gas transmission lines, and metering stations. They must comply with the Conditional Development Standards listed; those are as follows:

Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.

- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
- b. Screening mechanisms shall meet the general requirements listed in Section 4.05.C of the UDO.

In the City's Unified Development Ordinance, Section 2.03.B states –

(1) The purpose of this Section 2.03.B is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in Section 2.05 below.

(2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment.

Special Use Permits can, and do, allow deviations from the approved Unified Development Ordinance by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Discussion: Staff's report is attached.

Financial Impact: NA

In reference to Agenda Item #5 which was tabled at the October 21st meeting. The statement that was made by Mr. Sunderman was not accurate and this led to confusion amongst the Commissioners.

As stated in the agenda, the Public Hearing was opened and closed, therefore no further public input is allowed. Discussion amongst the Commissioners is allowed and welcome if clarification is needed.

Mr. Sunderman stated that he did not receive notification in time and referenced a FedEx envelope that was sent from Evergy and dated October 3rd. The item Mr. Sunderman referenced during the meeting was not official notification from Staff. Staff provided notification as required by the Unified Development Ordinance (UDO) and State Statute –

Bonner Springs UDO Section 1.05 Public Hearings and Notification Requirements -

D. Types of Public Hearing Notices

1. Notice of Rezoning, Planned Development Districts, and Special Use Permits

a. Newspaper Notice (also referred to as “Published Notice”)

(1) Notice of a public hearing to occur before the Planning Commission shall be published in accordance with Chapter 12, Article 7 of the Kansas Statutes Annotated (**KSA 12-756**).

(2) The notice must include a general description of the request, identification of the property that is subject to the request, and the date, time, and location of the public hearing.

b. Mailed Notice (also referred to as “Written Notice”)

(1) General Procedures

Notice of a public hearing to occur before the Planning Commission shall be written and mailed in accordance with Chapter 12, Article 7 of the Kansas Statutes Annotated (**KSA 12-757**).

Kansas State Statute KSA 12-757 -

While the statute does not expressly address Special Use Permits, it does state the following

12-757. Same; zoning; downzoning or rezoning, amendments and revisions; procedure; notice and hearing; protest petition; signs to notify of proposed rezoning.

The planning commission shall hold a public hearing thereon, shall cause an accurate written summary to be made of the proceedings, and shall give notice in like manner as that required for recommendations on the original proposed zoning regulations provided in K.S.A. 12-756, and amendments thereto. Such notice shall fix the time and place for such hearing and contain a statement regarding the proposed changes in regulations or restrictions or in the boundary or classification of any zone or district. If such proposed amendment is not a general revision of the existing regulations and affects specific property, the property shall be designated by legal description or a general description sufficient to identify the property under consideration. In addition to such publication notice, **written notice of such proposed amendment shall be mailed at least 20 days before the hearing to all owners of record of real property** within the area to be altered and to all owners of record of real property located within at least 200 feet of the area proposed to be altered for regulations of a city and to all owners of record of real property located within at least 1,000 feet of the area proposed to be altered for regulations of a county.



City of Bonner Springs

KANSAS

Community Development Department
P.O. Box 38, 200 E. 3rd Street
Bonner Springs, KS 66012

[Handwritten signature]

MEDLINE INDUSTRIES LP
10 N 110TH ST
BONNER SPRINGS, KS 66111

KANSAS CITY 640

1 OCT 2025 PM 1:11



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First-Class - IMI
ZIP 66012
10/01/2025
036B 0011823434

Postmark
date October
1, 2025

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City of Bonner Springs

KANSAS

Community Development Department
P.O. Box 38, 200 E. 3rd Street
Bonner Springs, KS 66012

KANSAS CITY 640

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STEAMBOAT REAL ESTATE LLC
20 S 110TH ST
BONNER SPRINGS, KS 66111

NEXIE C41 DE 1 0810/10/25

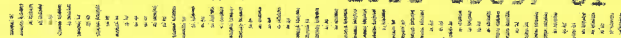
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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FUND

66012-10000
66111-106

BC: 66012003838 *1328-08697-01-45



City of Bonner Springs Agenda Item Cover Sheet

Agenda Item No. 5

CASE #: SUP-02-25
SPECIAL USE PERMIT

Topic: Special Use Permit – SUP-02-25 – Evergy; Whipoorwill Electrical Substation - A request for a Special Use Permit to allow for the construction and operation of a utility distribution substation as allowed for by the Unified Development Ordinance (UDO) of Bonner Springs, Kansas.

Narrative:

The subject property is located in the Compass 70 Logistic Center with a current address of 120 S. 110th Street. The property in question is proposed to be further subdivided into two (2) separate parcels and is currently zoned as LI; Light Industrial. The requested special use will be located on the north side of Speaker Road and in the southern portion of the proposed new lot.

The area in question was rezoned to light industrial in 2018; and has gone through several planning processes including final platting; it has since begun to develop with two (2) buildings under construction or in the finishing stages.

The use of Utility Distribution is allowed special use in all zoning districts per the adopted Unified Development Ordinance. Utility Distribution is defined as - A facility or network used to distribute, transmit, transform, or reduce the pressure of gas, water, or electric current, including but not limited to electrical transmission lines, gas transmission lines, and metering stations. They must comply with the Conditional Development Standards listed; those are as follows:

- Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.
- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
 - b. Screening mechanisms shall meet the general requirements listed in Section 4.05.C of the UDO.

In the City's Unified Development Ordinance, Section 2.03.B states –

- (1) The purpose of this Section 2.03.B is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in Section 2.05 below.
- (2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment.

Special Use Permits can, and do, allow deviations from the approved Unified Development Ordinance by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Presented by: Mark Lee – Community Development Director

Staff Recommendation:

Staff recommends that the Planning Commission approve the Special Use Permit to allow for the construction of an electrical substation, with staff recommendations listed below.

Attachments:

Staff Report (5pgs)
Site Rendering (1pg)
SUP Application Packet from Evergy (15pgs including site rendering)
Unified Development Ordinance Industrial Land Use Table (1pg)
Unified Development Ordinance Section 2.03.B (3pgs)

CONSIDER A REQUEST FOR A SPECIAL USE PERMIT – THE APPLICANT IS REQUESTING A SPECIAL USE PERMIT AT 120 S. 110TH STREET.

MEETING DATE: October 21, 2025
REPORT WRITTEN: September 23, 2025
CASE NUMBER: SUP-02-25

APPLICANT:

Evergy
818 S. Kansas Avenue
Topeka, KS 66612

REQUEST:

The request for a Special Use Permit is to allow for the construction and operation of a utility distribution substation as allowed for by the Unified Development Ordinance of Bonner Springs, Kansas in the LI; Light Industrial Zoning District.

BACKGROUND:

The subject property is located in the Compass 70 Logistic Center with a current address of 120 S. 110th Street. The property in question is proposed to be further subdivided into two (2) separate parcels and is currently zoned as LI; Light Industrial. The requested special use will be located on the north side of Speaker Road and in the southern portion of the proposed new lot.

The area in question was rezoned to light industrial in 2018; and has gone through several planning processes including final platting; it has since begun to develop with two (2) buildings under construction or in the finishing stages.

The use of Utility Distribution is allowed special use in all zoning districts per the adopted Unified Development Ordinance. Utility Distribution is defined as - A facility or network used to distribute, transmit, transform, or reduce the pressure of gas, water, or electric current, including but not limited to electrical transmission lines, gas transmission lines, and metering stations. They must comply with the Conditional Development Standards listed; those are as follows:

Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.

- a. Public view shall be considered the visibility of ground equipment areas from a public Right-of-Way or other public space, including but not limited to a dedicated or reserved park, plaza, mutual Access Easement, or other area intended for public gathering or use.
- b. Screening mechanisms shall meet the general requirements listed in Section 4.05.C of the UDO.

In the City’s Unified Development Ordinance, Section 2.03.B states –

- (1) The purpose of this Section 2.03.B is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in Section 2.05 below.
- (2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment.

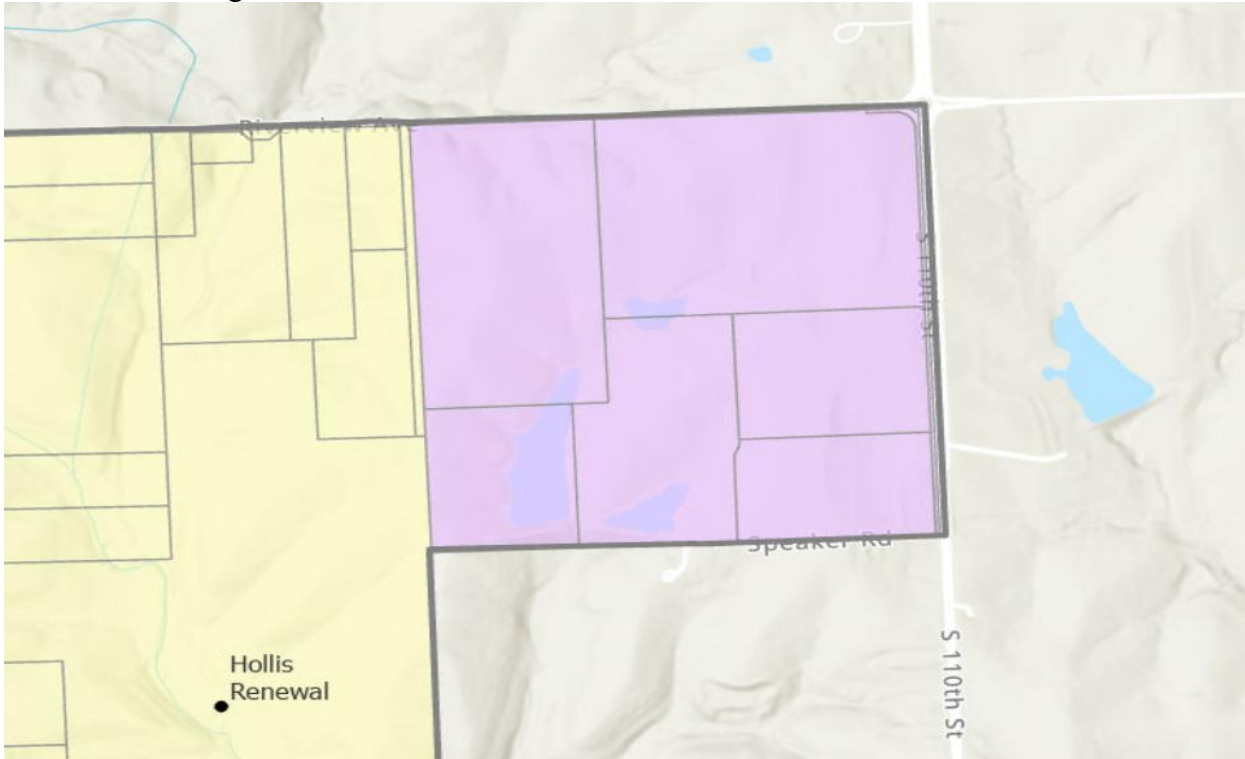
Special Use Permits can, and do, allow deviations from the approved Unified Development Ordinance by placing more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

ZONING:

The property is currently zoned “LI” Light Industrial District

SURROUNDING ZONING:

North LI – Light Industrial
South Speaker Road and Edwardsville Zoning of AG/R – Agricultural/Residential
East LI – Light Industrial
West LI – Light Industrial



Bonner Springs Zoning Map (above)



Edwardsville Zoning Map (above)

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Comprehensive Plan states that the role of the Planning Commission is to serve as an advisory board to the City Council; by conducting public hearings to obtain public opinion regarding each special use permit application. The Commission shall adopt recommendations that are forwarded to the City Council on each special use permit application request. In viewing requested special use permits the Commission shall consider compatibility and compliance with the Comprehensive Plan.

No specific language within the Comprehensive Plan address’s locations of special uses.

The Comprehensive Plan does indicate the area as being Industrial and states the following:

Industrial: This category accommodates land uses associated with activities such as assembly, manufacturing, warehousing, and limited office/commercial activities as defined in the city’s Unified Development Ordinance. Traffic generated by industrial uses should not pass through residential areas. Sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Railroad access is also beneficial to certain types of industrial uses. Light industrial uses can typically be located in areas that also contain some highway-oriented commercial uses, and might benefit from close proximity and better access to their local customer base. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when Adjacent to nonindustrial uses) and along all public streets. This district corresponds to the ‘LI’ Light Industrial and HI’ Heavy Industrial districts of the cities Unified Development Ordinance



Requirements as enumerated in Section 2.03.B.2; Special Uses:

Special Uses produce unique and special impacts because of their location, design, life span, method of operation, traffic circulation, or other similar characteristics which may have an impact on available or provided public facilities so that each such use must be considered individually. A special use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the following conclusions:

- 1. The proposed special use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations, unless specifically exempted by the provisions of these regulations;**

The use of a property zoned as LI – Light Industrial for Utility Distribution is allowed via Special Use Permit. The entirety of the Compass 70 Logistic Center property is zoned as light industrial. **Utility Distribution** is defined as - *A facility or network used to distribute, transmit, transform, or reduce the pressure of gas, water, or electric current, including but not limited to electrical transmission lines, gas transmission lines, and metering stations.*

- 2. The proposed special use at the specified location will contribute to and promote the welfare or convenience of the public;**

The distribution of electricity from this site will provide many opportunities to users throughout the Evergy service area, as well as local residents and the industrial development as a whole. The substation will address the community’s growing electrical needs and address the need to increase reliability, serviceability and useable electrical load.

- 3. The proposed special use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located;**

The property is currently zoned as light industrial; the proposed substation abuts public right of way for Speaker Road; just south of Speaker road are large lot residential uses. These properties will be impacted the most from this proposed substation. With industrial development located in the same area as the proposal, it would be difficult to determine if this proposed use would cause any injury to property values. The substation will be required to screen the facility per the Unified Development Ordinance. The screening requirements state “Utility Distribution areas shall be screened from public view using a vantage point six (6) feet in height from Grade.” The screening shall also meet the applicable requirements in Section 4.05.C

- 4. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:**

- a) The location, nature and height of buildings, structures walls and fences on the site,**
The location and size of the requested Special Use Permit lend itself to light industrial zoning and uses allowed within that district. **Per Evergy’s supplemental information –** *“The electrical equipment will be in a fenced yard with a crushed rock surface. The substation will be accessed from an existing entrance off of South 110th Street. A 7-ft high 3/8” mesh fence plus 3 strands of barbed wire for a total height of 8-ft will be constructed around the substation, with dimensions of approximately 490-ft by 160-ft. The remainder of the property will be for buffer and green space. The tallest equipment is about 35-ft not including the poles that connect to the transmission lines and lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.”*
- (b) The nature and extent of landscaping and screening on the site.**
The applicants will be required to adhere to the screening requirements as indicated in **Section 2.03**, Conditional Development Standards; as well as those listed in **Section 4.05.C**.

5. **Off-street parking and loading areas will be provided in accordance with the standards set forth in the Unified Development Ordinance, and such areas shall be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect;** Little to no parking will occur onsite once initial construction is complete. Maintenance equipment will access the site via internal streets within the Compass 70 Logistic Center; they park and load/unload on the site.
6. **Adequate utility, drainage, and other such necessary facilities have been or will be provided; and;** There are currently stormwater facilities in place.
7. **Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.** Access is provided to the parcel via S. 110st Street and/or Riverview Avenue and the interior street network of the Compass 70 Logistic Center.

STAFF RECOMMENDATIONS:

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.

COMMISSION OPTIONS

1. **Recommend approval to the City Council, with or without conditions.**
2. **Recommend denial to the City Council.**
3. **Continue the Public Hearing to another date, time and/or place.**

If approved this item will proceed to the November 10, 2025 City Council meeting for final action

August 20, 2025

Mark Lee
Community Development Director, City of Bonner Springs
200 East Third Street
Bonner Springs, Kansas 66012

RE: Special Use Permit (SUP) Application
Proposed Whippoorwill Substation
Bonnor Springs, Kansas

Dear Mr. Lee,

Evergy is proposing to construct an electrical substation on a tract of land located west of the intersection of Speaker Road and South 110th Street, in Bonner Springs, Wyandotte County, Kansas (Parcel ID 105-045-15-0-10-01-002.00-0, referred to herein as the “Whippoorwill Substation”). Approximately 5 acres of this parcel will be used for the new Whippoorwill Substation site. The proposed Whippoorwill Substation will increase the reliability, serviceability, and load of Evergy’s electrical system in Bonner Springs, Wyandotte County, and the surrounding area.

Inside the new substation, the transformers lower the voltage. The new substation will contain equipment that function as switches and breakers that will allow personnel to perform maintenance on the transmission lines and substation equipment without subjecting customers to unnecessary outages. Evergy’s acquisition of the property is planned for later this year. Construction of the substation is anticipated to begin in early 2028 and in-service by the mid-2029.

The property subject to this SUP application is zoned as Light Industrial. An electrical substation may be constructed in this district with the approval of a SUP. Please see the following attached application materials:

- Special Use Permit Application
- Site Plan
- Legal Description
- Evergy Fire Pre-Plan

The following provides a narrative statement regarding the proposed substation:

SITE AND BUILDING DESIGN

The site is currently undeveloped. The area surrounding the substation site is used for residential or industrial purposes. The nearest residence is located approximately 215 feet south of the proposed substation location. The substation will be accessed from an existing entrance off of South 100th Street. A map showing the property location is enclosed.

All substation structures will be within the fence-line, which will be 490’ x 160’. The fence will be 7’ high 3/8” mesh plus 3 strands of barbed wire for a total height of 8’. The tallest equipment is about 35’ not including the poles that connect to the transmission lines and the lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

We have consulted with the Kansas Department of Wildlife & Parks, the U.S. Fish & Wildlife Service, and the Kansas State Historical Society and asked them to assess the impact of our project on threatened or endangered species and nearby historical sites. No adverse impacts to threatened or endangered species, critical habitat, or historical sites are anticipated.

SUBSTATION OPERATIONS

Except during construction, the substation will be unmanned; employees will be on site only for maintenance and repairs as needed. Adequate space is available on the access drive and within the substation for maintenance vehicles to park off the roadways. The proposed substation will not impact pedestrian activity in the area. The substation will be readily accessible to public safety vehicles. Areas outside of the fenced substation will be seeded and maintained as needed.

A substation does not generate or produce a product, so it does not pollute air, land, or water. A substation does not produce dust, fumes, odors, smoke, or vibration. The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than older models, and the sound dissipates rapidly with distance. With the buffer areas provided the sound level on adjacent properties should be minimal.

Standard sediment and erosion control measures will be used during construction. Areas outside of the fenced substation will be graded and seeded.

With the exception of emergency maintenance and repairs, any work on the site property will be performed during normal business hours.

SUBSTATION AFFECT ON NEARBY PROPERTIES

Based on similar projects in several other counties, we have found that home builders and developers who know about the plans for a future substation in advance are consistently willing to build on the adjacent lots.

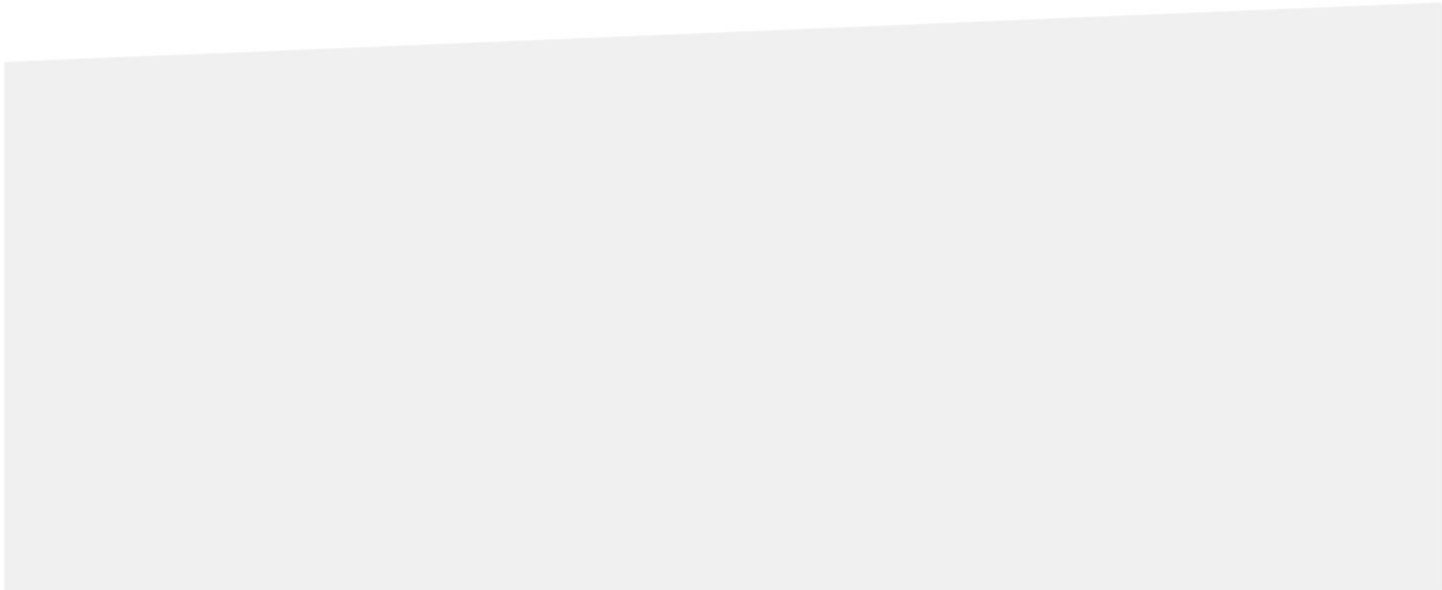
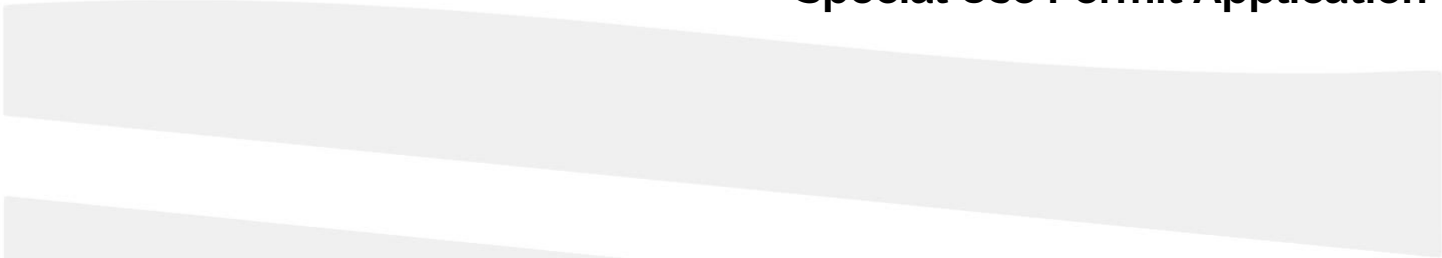
We appreciate your consideration of the proposed Whippoorwill Substation. Please direct any questions or concerns to me at 785-224-1804 or Tyler.Burton@evergy.com.

Sincerely,



Tyler Burton
Permitting and Compliance Analyst

Special Use Permit Application



Staff Use Only
SUP - _____
PC Date: _____
CC Date: _____
Date Rec'd: _____
Rec'd by: _____

SPECIAL USE PERMIT (SUP) APPLICATION

Date: _____

Subject Property Address: _____

Project Name (if applicable): _____

Applicant Name: _____ Phone: _____

Address: _____

E-mail (required): _____

Record Property Owner: _____ Phone: _____


Parcel No.: _____ Quarter Section: _____ Section/Township/Range: _____

Legal Description of the Tract: _____

Tract Acreage: _____ General Location/Cross-streets: _____

Zoning: _____ Present Use: _____ Requested Use: _____

I hereby certify that the information herein submitted is complete, true, and accurate. That I have been reviewed the development procedures and guidelines required, and I hereby grant the City permission to post a public notice sign on the subject property.

Applicant Signature:  _____ Date: _____

Applicant Name (Printed): _____

Does Applicant have Permission from the Owner(s) to Apply for an SUP and Authorize Permission to Post?

Yes ___ No ___

If Requested, Can the Applicant Provide a Letter of Consent from the Owner(s)?

Yes ___ No ___

=====

Special Use Permit (SUP) Application Process

A pre-application meeting with the Community Development Director is required prior to application submittal. Call or email to set an appointment -- 913-667-1708

Applicants are encouraged to communicate with all adjacent property owners prior to beginning the special use permit process.

Submittal Requirements

_____ Completed and signed application – Signature of applicant and property owner’s consent are required

_____ Digital renderings of a scaled site plan or survey of the area for a special use permit

Site plan must be:

- drawn to scale,
- contain the legal description, and
- indicate buildings, parking, north arrow, etc.

_____ Check for **\$300.00** – made payable to the City of Bonner Springs for application fee

_____ PDF copy of all drawings must be emailed to the Community Development Director

Additional fees

City staff generates a list of property owners within the 200’ radius of the exterior of the subject property and creates and mails notification of a public hearing for a Special Use Permit application.

- *Applicants will be billed \$12 for each unique property owner on the 200’ mailing list.*

City staff submits the required notification to the City newspaper for publication not less than 20 days prior to the public hearing.

- *Applicants will be billed for the publishing costs.*

City staff will prepare and post a Notice of Public Hearing sign.

- *Applicants will be billed \$25 for the first sign and \$10 for each additional sign, if applicable.*

Meetings

The Planning Commission holds a public meeting and votes to recommend approval or denial of the application.

- *Planning Commission meetings are typically on the third (3rd) Tuesday of each month at 6:30 PM*

The Governing Body will review the application for consideration and action at a regular City Council meeting.

- *The City Council typically meets on the second (2nd) and fourth (4th) Monday of each month at 7:30 PM.*

Reference

Lists of all Special Uses are located in the Zoning Ordinance Appendix A or Appendix B

Additional information on Special Uses is located in the Zoning Ordinance Article XXVII

https://www.bonnersprings.org/DocumentCenter/View/92/zoning_ordinance?bidId=

Questions? -- Contact the Community Development Director at 913-667-1708

=====

FEES

Application Fee: \$300	\$ _____
Notification: _____ x \$12 =	\$ _____
Publication:	\$ _____
Sign (first): \$25	\$ _____
Add'l Signs _____ x \$10 =	\$ _____

=====

Total Due: \$ _____

Invoice Date: _____
Payment Rec'd Date: _____
Check #: _____
Receipt #: _____

Legal Description

[Redacted]

[Redacted]

[Redacted]

LEGAL DESCRIPTION WHIPPOORWILL SUBSTATION

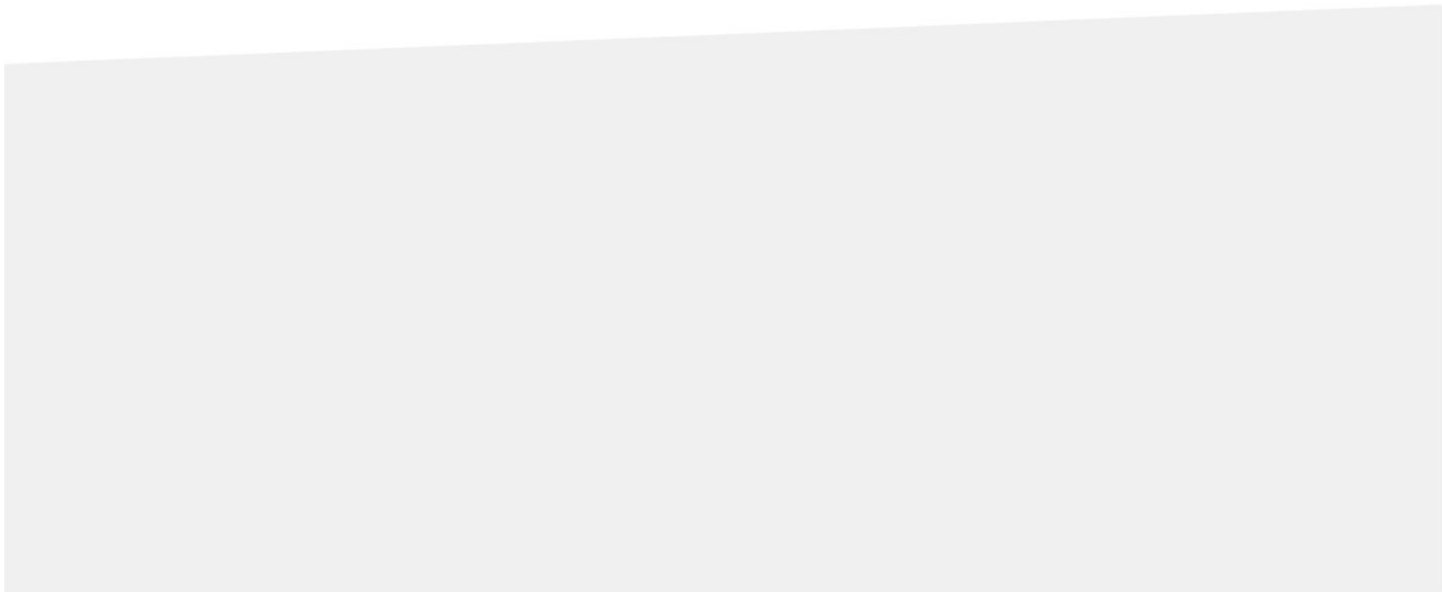
PARENT TRACT: LOT 4, COMPASS 70 LOGISTICS CENTER, INSTRUMENT #:2024R14654, PLAT BOOK: 47, PAGE: 62-63.

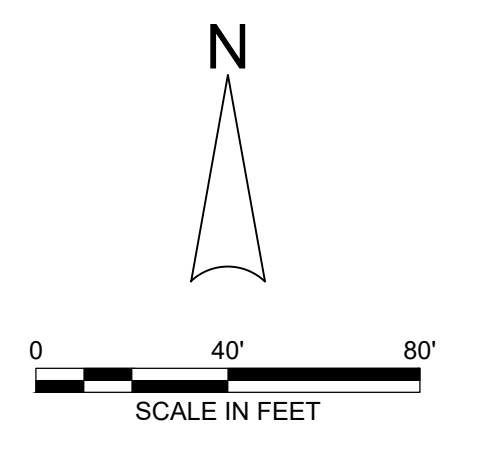
A PORTION OF LOT 4, COMPASS 70 LOGISTICS CENTER, RECORDED IN INSTRUMENT NUMBER 2024R-14654, IN THE OFFICE OF THE WYANDOTTE COUNTY REGISTER OF DEEDS, KANSAS CITY, KANSAS, PREPARED BY STEPHEN I. MARINO, II, PS 1380, ON JUNE 19, 2025, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, COMPASS 70 LOGISTICS CENTER, FILED IN INSTRUMENT NUMBER 2024R-14654, PLAT BOOK: 047, PAGE: 062, IN THE OFFICE OF THE REGISTER OF DEEDS, WYANDOTTE COUNTY, KANSAS, THENCE, COINCIDENT WITH THE WEST BOUNDARY OF SAID LOT 4, NORTH 02 DEGREES 18 MINUTES 48 SECONDS WEST FOR 265.00 FEET; THENCE, DEPARTING SAID WEST BOUNDARY, NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST FOR 794.47 FEET; THENCE, SOUTH 02 DEGREES 13 MINUTES 41 SECONDS EAST FOR 161.00 FEET; THENCE, NORTH 87 DEGREES 57 MINUTES 12 SECONDS EAST FOR 27.00 FEET TO THE EAST BOUNDARY OF SAID LOT 4; THENCE, COINCIDENT WITH SAID EAST BOUNDARY, SOUTH 02 DEGREES 13 MINUTES 41 SECONDS EAST FOR 104.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE, DEPARTING SAID EAST BOUNDARY AND COINCIDENT WITH THE SOUTH BOUNDARY OF SAID LOT 4, SOUTH 87 DEGREES 57 MINUTES 12 SECONDS WEST FOR 821.08 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS A TOTAL OF 4.90 ACRES OR 213,291 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL ROAD RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD.

BASIS OF BEARINGS: ALL BEARINGS HEREON ARE BASED ON THE KANSAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

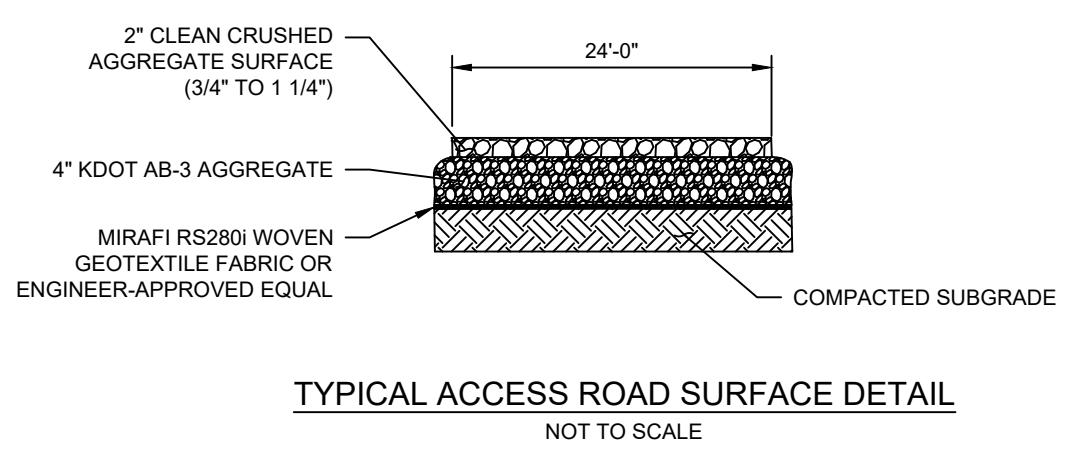
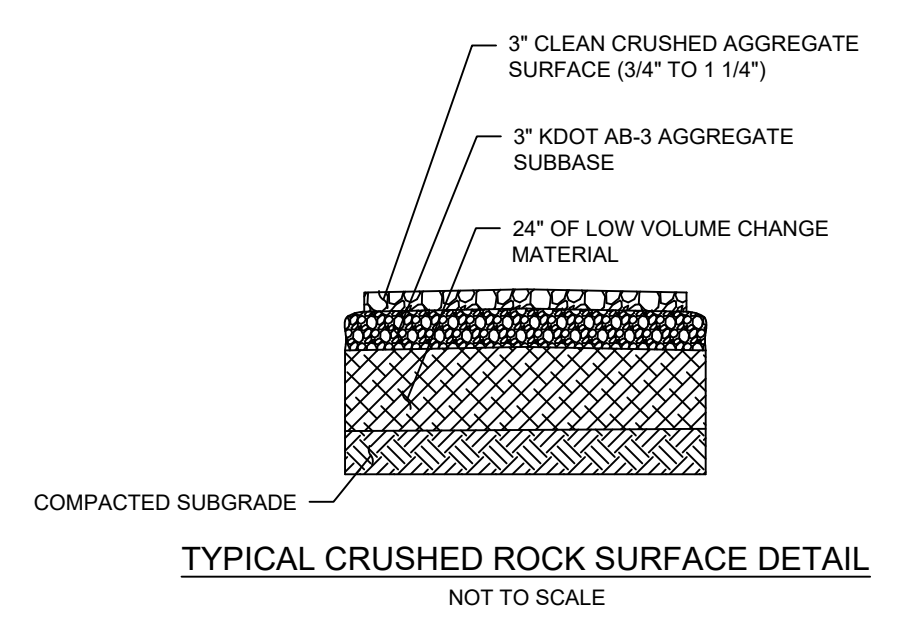
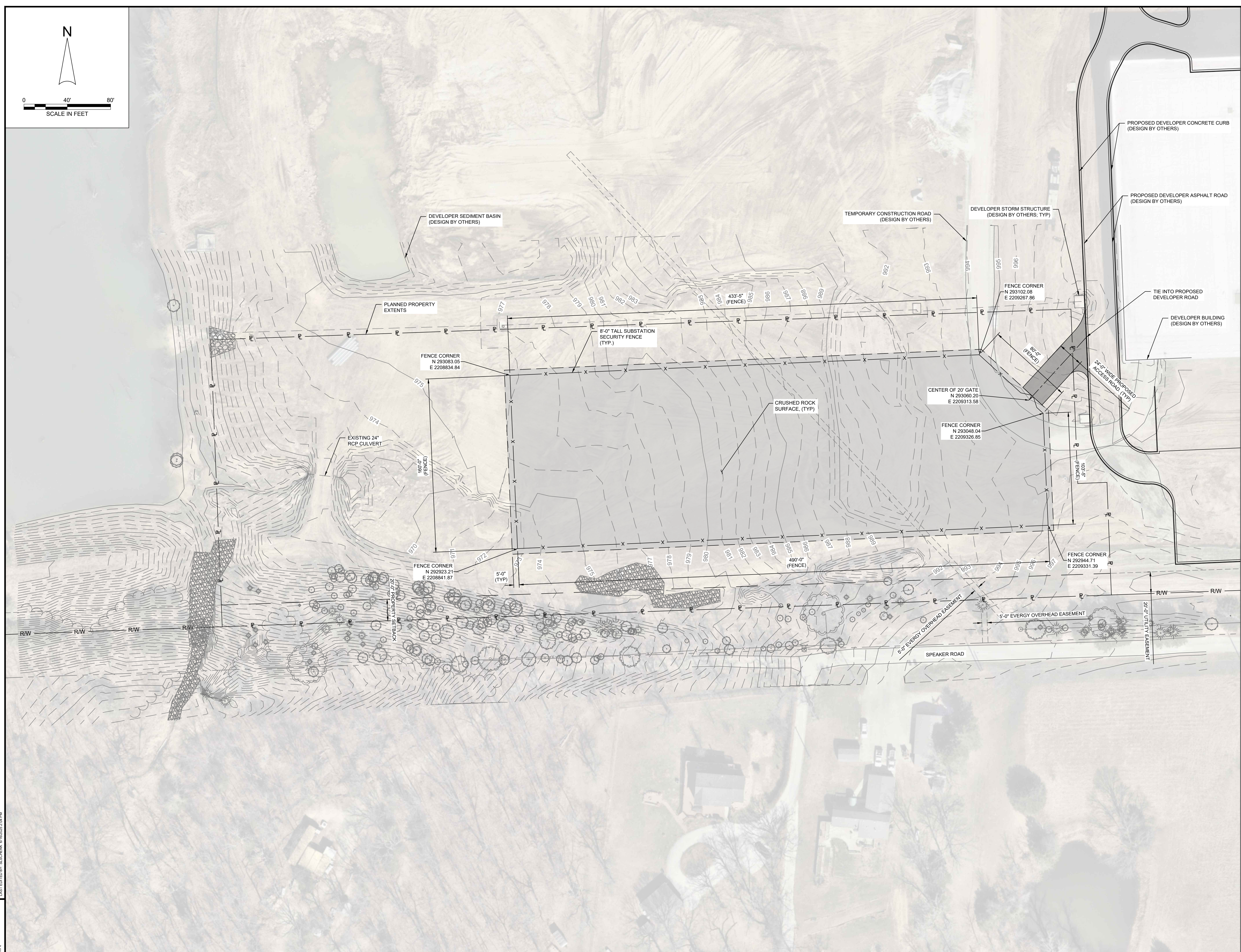
Site Plan and Maps





- NOTES:**
- HORIZONTAL AND VERTICAL CONTROL, BASIS OF BEARING, PROPERTY, LAND AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY 04-02-2025 PERFORMED BY BARTLETT & WEST 1200 SW EXECUTIVE DRIVE TOPEKA, KS 66615 PHONE: 785-272-2252
 - HORIZONTAL DATUM: NAD83, KANSAS STATE PLANES, NORTH ZONE, US FOOT.
 - VERTICAL DATUM: NORTH AMERICA VERTICAL DATUM OF 1988 (NVD88).
 - EXISTING SITE IS ZONED AS LIGHT INDUSTRIAL (LI)
 - SUBSTATION SECURITY FENCE SHALL BE 7'-0" HIGH CHAIN LINK FENCE PLUS 3 STRANDS OF BARBED WIRE FOR A TOTAL OF 8'-0". SUBSTATION PERIMETER SHALL BE SECURE AT ALL TIMES. ALL MATERIALS SHALL BE DOMESTICALLY MADE AND CERTIFIED "MADE IN THE USA".
 - PROPOSED AGGREGATE SURFACE SHALL EXTEND A MINIMUM OF 5 FEET BEYOND PROPOSED SUBSTATION SECURITY FENCE.
 - DEVELOPER LINENWORK PROVIDED FOR REFERENCE ONLY.
 - MINOR CONTOURS AND MAJOR CONTOURS INTERVALS SHOWN IN 1' AND 5' INTERVALS, RESPECTIVELY.
 - PROPERTY LINE IS NOT YET RECORDED FOR THE PLANNED SUBSTATION. FINAL PARCEL EXTENTS WILL BE PROVIDED VIA MINOR PLAT.

- LEGEND:**
- P — PROPERTY LINE
 - R/W — RIGHT OF WAY
 - - - - EASEMENT LINE
 - - - - SECTION LINE
 - x - x - PROPOSED SUBSTATION SECURITY FENCE
 - - - - EDGE OF PAD/TOP/TOE OF SLOPE
 - - - - ACCESS ROAD CENTERLINE
 - ▨ PROPOSED CRUSHED ROCK SURFACE
 - ▨ PROPOSED ACCESS ROAD SURFACE
 - ▨ EXISTING RIPRAP
 - 990 — EXISTING MAJOR CONTOUR
 - 991 — EXISTING MINOR CONTOUR
 - x - x - EXISTING BARBED WIRE FENCELINE
 - ⊙ EXISTING STUMP
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING WATER VALVE
 - ▭ PROPERTY SETBACK
 - EXISTING TREE LINE
 - ⊙ EXISTING TREE
 - ▭ PROPOSED DEVELOPER STORM STRUCTURE (BY OTHERS)



FILE NAME: 100XXXD001A.DWG
LAST EDITED BY: S.SCHENK, 6/16/2025 2:34 PM

100XXXD001A

REV	REV DATE	REVISION & JOB NO.	BY	CK	APP	REV	REV DATE	REVISION & JOB NO.	BY	CK	APP

D	C	B	A

BURNS MEDONNELL
PROJECT # 135217

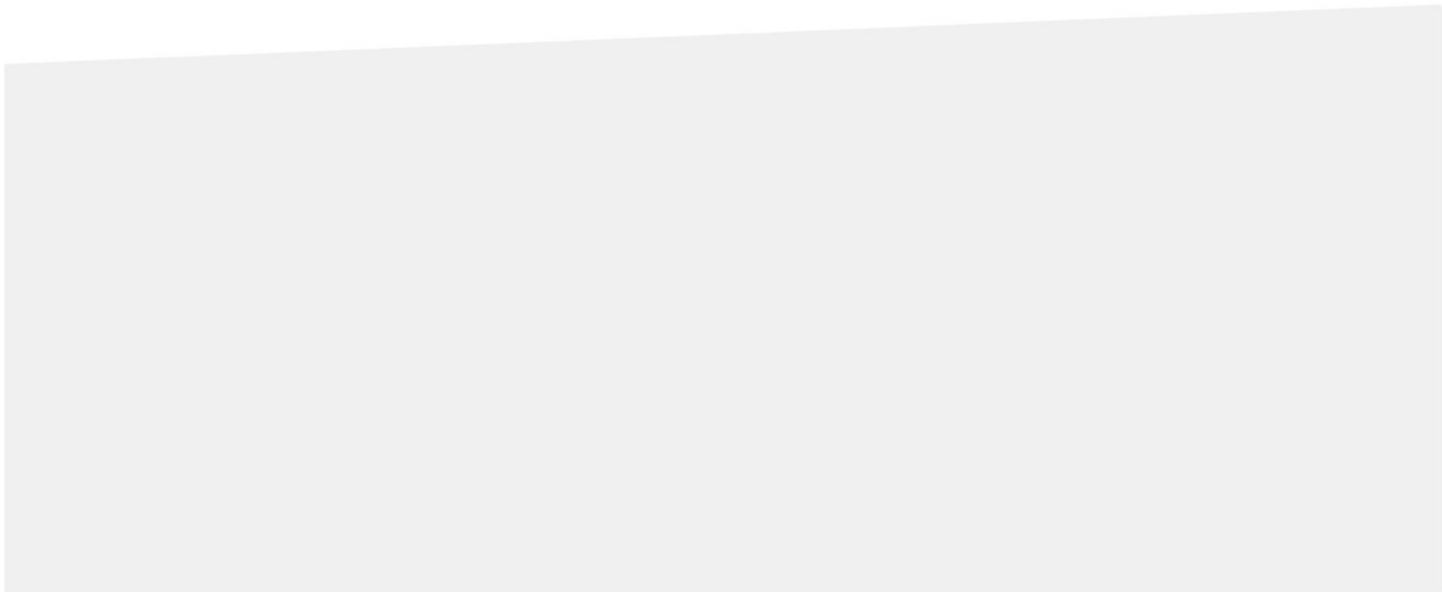
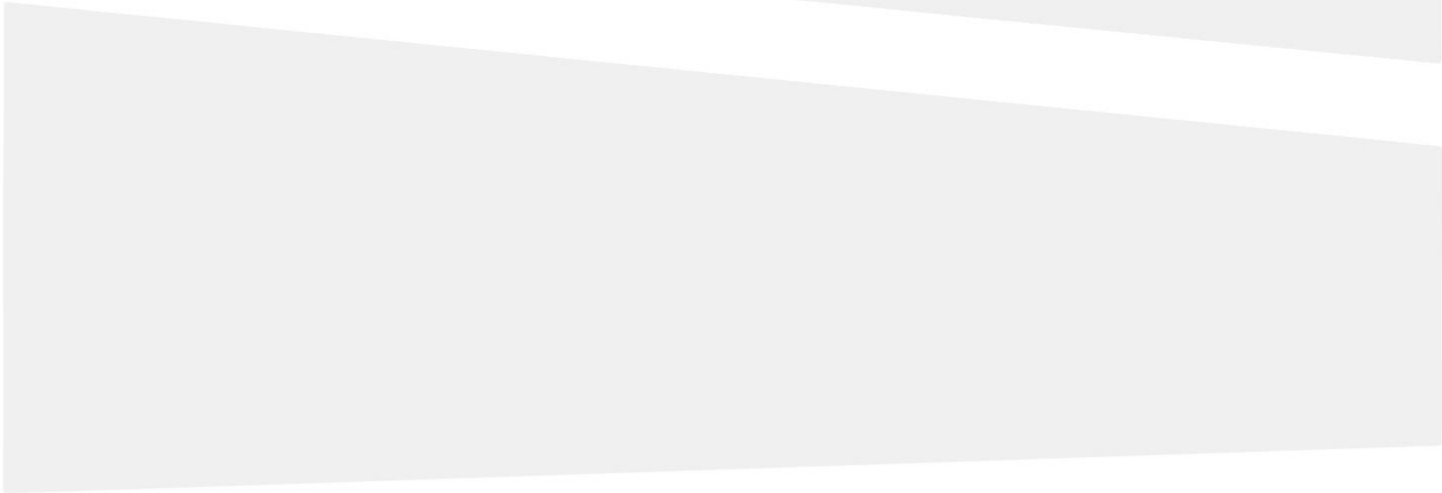
DRAWN	P. JABALI	DATE	---	APPROVED	J. BREED	DATE	---
DRAFT	P. JABALI	DATE	---	SCALE	1" = 40'		
ENGR	S. SCHENK	DATE	---	JOB NO.	---		

EVERGY
WHIPPOORWILL SUBSTATION (XXX)
161/12KV SUBSTATION
SITE PLAN

evergy

DWG NO: 100XXX/D001A Sht NO: 1 OF 1

FAQs



Evergy's Whippoorwill Substation

FAQs

August 2025

This substation is necessary to increase the reliability of the electric distribution service in Bonner Springs, Wyandotte County, and the surrounding area. Here are the answers to some questions you might have about this project.

What is the problem?

As the community's electrical power needs have grown over time and are projected to continue increasing, Evergy must address the need to increase reliability, serviceability, and load of the electrical system in the City of Bonner Springs and the surrounding area.

What is the solution?

Evergy is proposing to construct the new Whippoorwill Substation on a property located west of the intersection of Speaker Road and South 110th Street in Bonner Springs, Kansas. Initial construction activities will address the concerns noted above, allow us to serve current and future customers, as well as increase the ability to perform maintenance on the power system without subjecting customers to unnecessary outages. It will also enhance reliability for customers in Bonner Springs, Wyandotte County, and the surrounding area, while strengthening the regional power grid.

Why build the substation at this location?

Several important factors led to the selection of the proposed substation site:

- The current landowner of the proposed site is aware of the end-use for the land and is open to selling it to Evergy for that use. Evergy prefers to deal with willing sellers when purchasing substation sites.
- The proposed substation site is approximately 5 acres and is situated in an area to be used for industrial purposes.
- The proposed size of the substation allows the accommodation of future power growth for businesses and housing developments that may want to come to the surrounding area.

What is the anticipated schedule for construction?

Construction is anticipated to begin in early 2028 and the substation is to be in-service by mid-2029.

What is the function of a substation?

The main purpose of this substation is to transform power from a higher voltage to a lower voltage and control the power flow to other substations in the area. Bulk power is transported most efficiently over long distances when it is at very high voltages, so substations like this one would serve as the point at which bulk power for the area is transformed to a lower voltage before being distributed to homes and businesses.

Inside the substation, the transformers lower the voltage. The switches and breakers are used to switch power to individual circuits off and on just like in a home but on a larger scale. The electronic devices at the substation are used for power system monitoring and remote switching.

What will it look like?

The electrical equipment will be in a fenced yard with a crushed rock surface. The substation will be accessed from an existing entrance off of South 100th Street. A 7-ft high 3/8" mesh fence plus 3 strands of barbed wire for a total height of 8-ft will be constructed around the substation, with dimensions of approximately 490-ft by 160-ft. The remainder of the property will be for buffer and green space.

The tallest equipment is about 35-ft not including the poles that connect to the transmission lines and lightning protection masts. Yard lights will be switch operated and have light footprints focused at and inside the fence lines.

Will the new substation impact the future use or development of adjacent properties?

On similar projects in several other cities and counties, we have not observed a reluctance to develop adjacent lots.

How will it affect public utilities and services?

The substation will not generate waste, increase traffic, etc., and does not require water or sewer, so no additional services will be necessary. Ample parking space for maintenance vehicles is available inside the substation.

Will there be a lot of traffic in and out of the substation?

Except during construction, the station will be unmanned. Equipment and operation checks are performed by Evergy personnel about once a month.

What should we do if there's an emergency at the substation?

Do the same thing you do for all other emergencies, call 911. Evergy will provide the fire department our emergency contact information and a fire preplan so they will be able to respond quickly and correctly.

What impact will the substation have on the environment?

A substation does not actually generate or produce a product, so it does not pollute air, land or water. A substation does not produce dust, fumes, odors, smoke or vibration.

The humming sound many people associate with a substation comes from the transformer. Today's transformers are significantly quieter than older models. As with any sound, it dissipates with distance from the source.

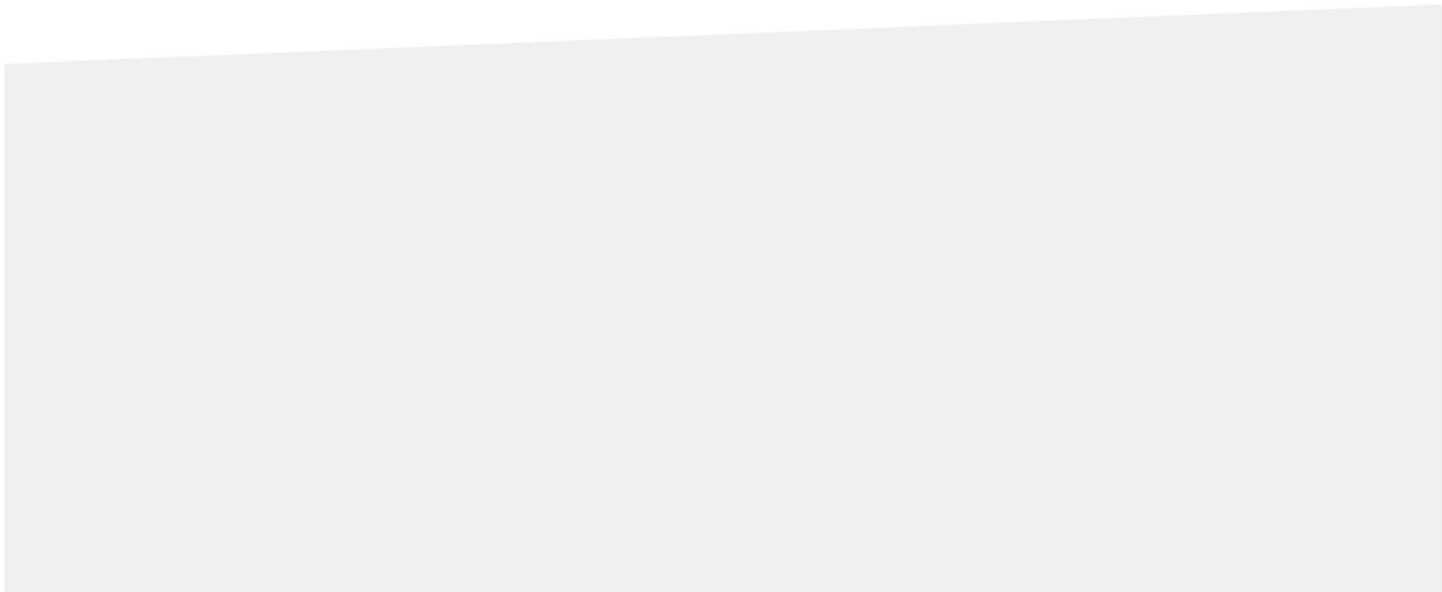
We have contacted the Kansas Department of Wildlife & Parks, the U.S. Fish & Wildlife Service and the Kansas State Historical Society and asked them to assess the impact of our project on threatened and endangered species and nearby historical sites. No adverse impacts to threatened or endangered species, critical habitat, or historical sites are anticipated.

Standard sediment and erosion control measures will be used during construction. Crushed rock inside the substation and grass outside will provide permanent erosion control.

Evergy is pleased that the location and design of the proposed substation will ensure an adequate supply of electricity to our customers while minimizing the impact on the surrounding area.

**You may direct any questions or concerns related to the project to:
SubstationProjects@evergy.com**

Fire Pre-Plan



Fire Pre-Plan

for Evergy's

Whippoorwill Substation

DRAFT

For Emergencies, Call 911

Substation Address: West of the Speaker Rd and S 110th Street Intersection in Bonner Springs, Kansas. Address to be assigned by the city.

Substation Fires

If a substation or transformer is burning, immediately contact Evergy, Inc. and wait for their personnel to arrive. Do NOT enter the substation. While you wait, take a defensive approach, and follow these steps:

- **Let the fire burn unless or until otherwise instructed by utility personnel.** Burning electric equipment is already ruined and will not be repaired. Do not risk injury to protect it as it will be replaced anyway.
- **Isolate the area with a radius of at least 300 feet.** Keep anyone unauthorized away from the area.
- **Be alert to explosion and toxic-smoke hazards.** Stay upwind and consider initial downwind evacuation for at least 1000 feet.
- **Follow the 30/30/100 rule:** Stay 30 feet away from energized objects and use a 30-degree fog spray at 100 psi to protect exposures and prevent fire from spreading.
- **Monitor for oil runoff.** Direct any oil away from catch basins and surface waters.

Extinguishing Substation Fires

Never enter a substation unless specifically directed to do so by your incident commander. If you have been told to suppress the fire, take the following precautions:

- **Position emergency vehicles at least 30 feet away from any power lines,** whether inside or outside of the substation.
- **Use only nonconductive ladders.** Do *not* use metal ladders.

Extinguishing Substation Fires, continued

- **Carry ladders parallel to the ground.** This helps you avoid contacting overhead facilities.
- **Never enter a substation until utility personnel have confirmed that the equipment is de-energized.**
- **Never use a solid stream of water on an oil fire; *always* use a fog stream.** Transformer oil fires can be extinguished with protein foam sprays and water fog sprays, but a solid stream of water can actually spread an oil fire.
- **Report all oil releases to the incident commander.** Follow standard tactics for a hazardous materials response.

This information can be found at:

<https://evergy-safety.com/firstresponder/topic/substation-fires/>

<https://evergy-safety.com/firstresponder/topic/extinguishing-substation-fires/>

Table Legend		Official Zoning Districts													Parking Space Requirements	
P	Use is permitted in the district indicated	LA, Loring Agricultural District	LR, Loring Residential District	RR, Rural Residential District	ER, Estate Residential District	GR, General Residential District	CC, Central Commercial District	LC, Local Commercial District	GC, General Commercial District	HC, Highway Commercial District	LI, Light Industrial District	HI, Heavy Industrial District	MR, Mixed-Residential District	MC, Mixed-Use Commercial District		ENT, Entertainment / Amusement Park District
	Use is prohibited in the district indicated															
S	Use is permitted in the district indicated following approval of a Special Use Permit															
#	Use is permitted (P-#) or permitted with a Special Use Permit (S-#), and must comply with conditional standards in the indicated end note															
Land Uses																
Industrial Land Uses																
Crematorium												S				1: 500 SF
Energy Production, Commercial	S	S	S													4
Energy Resource Extraction	S	S	S									S				4
General Appliance Repair							S	S	S		P	P		S		1: 400 SF
Hazardous Material Storage or Handling												P				1: 1,000 SF
Heavy Machinery Storage and Sale			S						S	S		P				1: 400 SF
Manufacturing or Industrial Practices, Heavy											S	P				1: 1,000 SF
Manufacturing or Industrial Practices, Light									S		P	P				1: 1,000 SF
Salvage Operation or Junk Yard												S				1: 400 SF
Telecommunications Facility	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	S-27	None
Utility Distribution	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	S-28	None
Vehicle Repair, Major										S	S	P		S		1: bay + 1:400 SF of office and waiting area
Vehicle Repair, Minor										P	P	P		P		1: bay + 1:400 SF of office and waiting area
Vehicle Tow or Storage Lot												S-29				1: 400 SF of office
Warehouse and Distribution											S	S				1: 1,000 SF
Water or Wastewater Treatment Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S		1: employee at busiest anticipated shift

B. Special Use Permit (SUP)

1. Generally

a. Purpose

- (1) The purpose of this **Section 2.03.B** is to provide a process for reviewing and approving Special Use Permits (SUPs) when required by the Table of Allowed Uses established in **Section 2.05** below.
- (2) Uses requiring a SUP are dissimilar to other uses permitted within a given zoning district, or are uses in which the product, process, mode of operation, or nature of the use may prove detrimental to the health, safety, or welfare of the surrounding built and natural environment.

- b. Applications for SUPs shall comply with the universal application process outlined in **Section 1.03.C** above, and shall be subject to the general zoning regulation application procedures and requirements outlined in **Section 1.04.B** above.
 - (1) Applications for SUPs shall be initiated by a property owner or authorized representative.
 - (2) SUPs shall not be conveyed or transferred between different properties, and shall remain in effect on the affected Parcel, unless otherwise stated by **Section 2.03.B.3** below, regardless of changes in ownership.
- 2. Action Required
 - a. Action will be taken on an application for a SUP by the approval authority outlined in **Section 1.02.F** above.
 - b. Consideration

When considering an application for a SUP, the approval authority shall consider:

 - (1) The compatibility of the existing and proposed zoning conditions to the Comprehensive Plan;
 - (2) The ability of the affected Parcel to satisfy the subdivision regulations and Development Standards of these regulations, including any conditional Development Standards required by **Section 2.06** below, under the proposed use;
 - (3) The location of the proposed use, and if the location will contribute to the welfare or convenience of the public;
 - (4) The impact of the proposed use to the value and enjoyment of surrounding property owners and users;
 - (5) The scale and intensity of the proposed use in relation to the surrounding built and natural environment;
 - (6) The impact of the proposed use on the developability of surrounding properties;
 - (7) The availability and adequacy of required public improvements to serve the proposed use; and
 - (8) The professional recommendations of the City's staff and Development Review Team.
- 3. Expiration and Revocation
 - a. Approval of an application for a SUP shall be accompanied by an expiration timeframe ranging from five (5) years to perpetuity from the date of approval by the approval authority unless one of the following has occurred:
 - b. Upon expiration or revocation of an approved SUP, the Community Development Director shall initiate a public hearing before the responsible bodies outlined in **Section 1.02.F** above to review the conditions associated with the initial approval for consistency with the intent of these regulations, as amended.
 - (1) If found deficient, the SUP will be deemed expired or revoked, as applicable.
 - (2) The City Council, following recommendation from the Community Development Director and Planning Commission, shall revert the property affected by the SUP to its prior zoning.
 - c. An approved SUP shall remain in effect on a property following the execution of a Building Permit in accordance with **Section 1.04.E** above, and shall then require a zoning action in accordance with **Section 1.04.B** above to repeal, update, or change the conditions of the SUP.

d. Revocation

- (1) A SUP may be revoked by the City Council for the following reasons:
 - (a) Violation of any regulation adopted by the City, including these regulations; or
 - (b) Violation or non-compliance with the conditions, limitations or requirements contained in the SUP application and ordinance.
- (2) Prior to revocation of a SUP, the City shall notify the affected property owner no less than thirty (30) days prior to the hearing on the revocation and reassignment process outlined in **Section 2.03.B.3.b** above.
 - (a) The City shall specify the observed violation within such written notice.
 - (b) The City may grant the affected property owner the ability to rectify any violation within a prescribed timeframe.

Memorandum

Date: November 18, 2025
To: Mayor and City Council
From:

Subject: RP-03-25 - Replat 319 Lake Forest Drive

Recommendation:

Action:

Background:

Discussion:

Financial Impact:

City of Bonner Springs

Agenda Item Cover Sheet

Agenda Item No. 4

CASE #: RP-03-25

Topic: Consider a Replat- Consider a Replat for 319 Lake Forest Drive.

Narrative: The property is currently zoned GR (General Residential District).

The current area included in the replat is developed land with a single-family residence and accessory structure. The proposed replat will expand the property into the tract of common ground to the west of the property, allowing for the inclusion of an existing accessory structure to be captured in the property lines of 319 Lake Forest Drive. The proposed replat includes one (1) residential lot with a of 00.78 +/- acre.

The proposed development will not change any lots outside of the proposed replat area.

Presented by: Mark Lee-Community Development Director

Prepared by: Kiley Meierarend-City Planner

Staff Recommendation: Staff recommends that the Planning Commission **APPROVE** the Replat (RP-03-25) for 319 Lake Forest Drive with the stipulations listed in the Staff report.

Attachments:

Staff Report (4pgs)

Aerial Images (1pg)

Copy of Final Plat (1pg)

**REPLAT 319 LAKE FOREST DRIVE– REQUEST FOR APPROVAL OF
REPLAT OF LOT 1**

MEETING DATE: November 18, 2025
REPORT WRITTEN: October 7, 2025
CASE #: RP-03-25

APPLICANT:

- Curtis B. Stilley and Barbara M. Stilley
319 Lake Forest Drive
Bonner Springs, KS 66012

SURVEYOR:

- Hahn Surveying
PO Box 186
Basehor, KS 66007

REQUEST:

The applicant is requesting approval of a replat comprised of one (1) residential lot containing one (1) single-family residence and an accessory structure.

ZONING:

- The property is currently zoned “GR” General Residential.

SURROUNDING ZONING:

- North GR (General Residential District)
- South GR (General Residential District)
- East GR (General Residential District)
- West GR (General Residential District)

SURROUNDING USES:

- North Single-Family Residence
- South Vacant Common Ground Land
- East Single-Family Residence
- West Single-Family Residence

BACKGROUND:

The property owner-applicant has an accessory structure that was found to be built outside of the current property lines of 319 Lake Forest Drive, Bonner Springs, KS 66012. To bring this accessory structure into compliance, the applicant has requested the necessary land to be replatted into his property. The applicant has requested the land to be transferred from the Home Owner’s Association for the Lake of the Forest, the current owner of the common ground tracts.

The proposed replat will combine the property with a portion of the common ground tract to the west of the subject property. The proposed replat includes one (1) residential lot with a lot size of 0.78+/- acre. The proposed development will not change any lots outside of the proposed final plat area.

AERIAL IMAGES:



Typical preliminary and final plat procedures are being utilized for this application. The purpose of this procedure is to provide a means of approving a subdivision of land insuring compliance with the previously submitted preliminary plat and the subdivision regulations of the City of Bonner Springs. The purpose of a Final Plat is to:

- a. Confirm the dimensions, Access, and orientation of Lots established by a proposed subdivision are compliant with all standards of this Chapter 3. Subdivision Regulations and Chapter 2 Zoning Regulations above;
- b. Ensure required Improvements, including Right-of-Ways and public utilities such as water, wastewater, and stormwater facilities, are adequately located and installed to serve the proposed Lots;
- c. Provide the City with a means of accepting all required Right-of-Ways, Easements, and dedication of property as may be required by these regulations; and
- d. Provide a document to record the approved subdivision of property with the County.

Traffic Impact/Transportation Excise Tax

Additional traffic will not be created by the proposed replat as the use will remain the same. The proposed use appropriately reflects the plans and use of the City of Bonner Springs Transportation Plan Map.

Stormwater Management

Additional Stormwater Management facilities will not be required for this parcel. The property owner/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during any future construction process.

Utilities

Utilities are present on the subject property. As part of the final plat, appropriate utility easements are being put in place to accommodate potential utility service extensions. Utility providers have been notified of the final plat and have been given an opportunity to comment.

Future Land Use Designation

The proposed replat is consistent with the 2025 and Beyond Comprehensive Plan Future Land Use Map. The property is designated as Low Density Residential and the proposed use of the property conforms to this designation as the use is for a private residence.

Subdivision Regulations Requirements

The items to be submitted with and included on the final plat per the Unified Development Ordinance requirements have been met and reviewed by UG Staff, the City Engineer, and the Community Development Director. The final plat is in an approvable form.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** the Replat (RP-03-25) 319 Lake Forest Drive with the stipulations listed below.

STAFF STIPULATIONS:

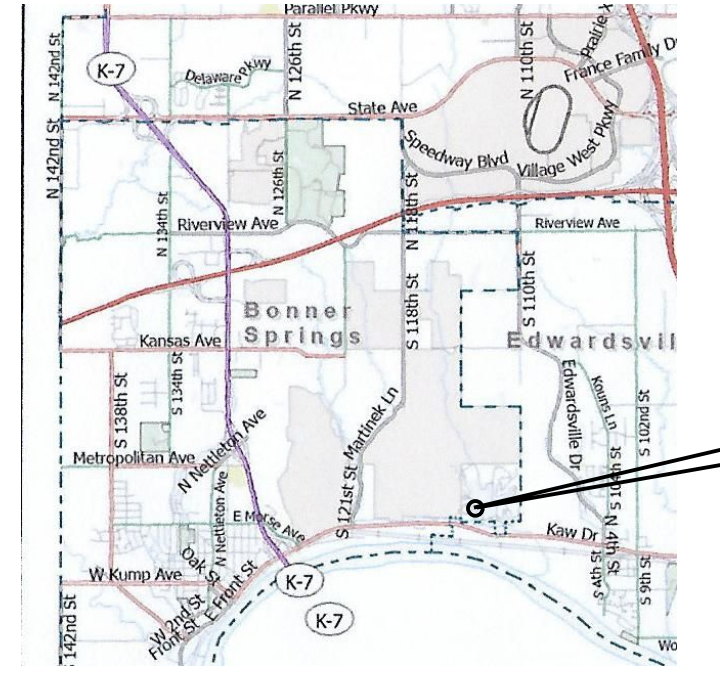
Staff recommends APPROVAL of the Replat for 319 Lake Forest Drive application, with the following stipulations:

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. In addition to the stipulations in this report, the developer/property owner agrees to abide by all regulations contained in the Bonner Springs Zoning Ordinances and Subdivision Regulations; and
4. The Final Plat shall be filed with the Wyandotte County Register of Deeds prior to building permit issuance, with one (1) filed copy to be returned to the City of Bonner Springs.

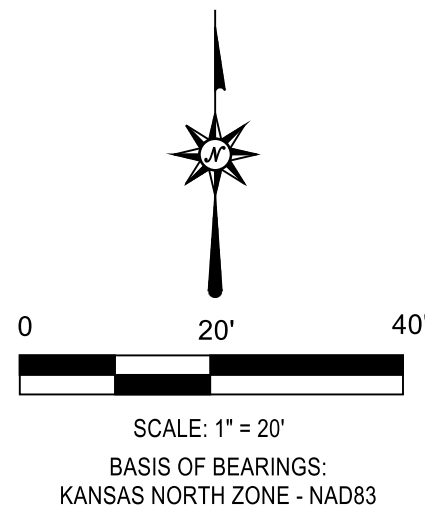
LAKE FOREST CLUB REPLAT, LOTS 73, 74 AND 75

A REPLAT OF LOTS 73, 74 AND 75, LAKE OF THE FOREST CLUB RESURVEY
AND PART OF THE COMMON GROUND, LAKE OF THE FOREST CLUB RESURVEY
NORTHEAST QUARTER OF SECTION 27-T11S-R23E OF THE 6TH P.M.,
CITY OF BONNER SPRINGS
COUNTY OF WYANDOTTE, KANSAS

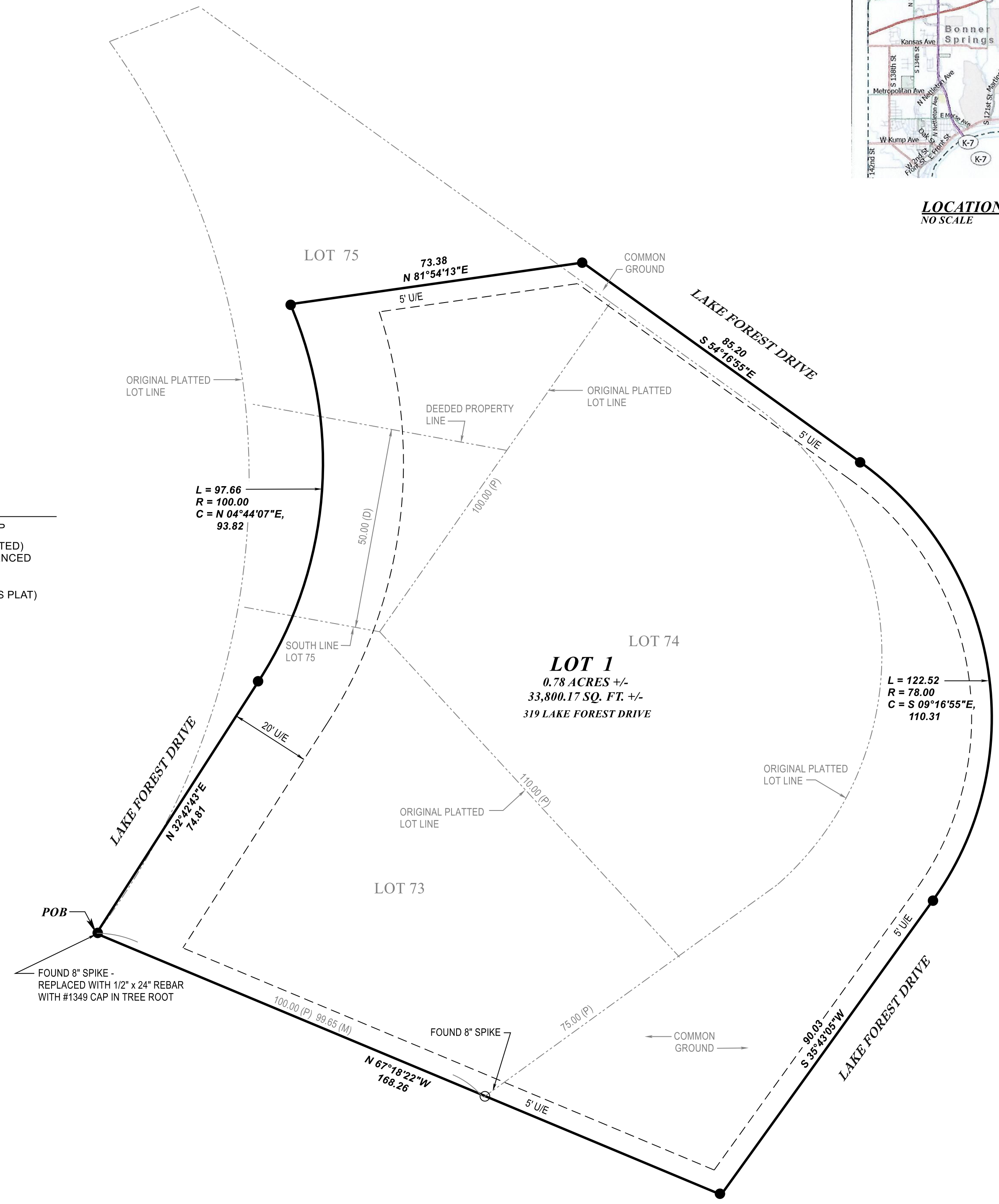
FINAL PLAT



LOCATION MAP
NO SCALE



- LEGEND**
- 1/2" x 24" REBAR SET WITH #1349 CAP
 - SURVEY MONUMENT FOUND (AS NOTED)
ORIGIN UNKNOWN, UNLESS REFERENCED
 - POB POINT OF BEGINNING
 - UE UTILITY EASEMENT (DEDICATED THIS PLAT)
 - (D) DEEDED
 - (P) PLATTED
 - (M) MEASURED



DEED DESCRIPTION - DOC. #2021R-13578

ALL OF LOT 73, THE LAKE OF THE FOREST CLUB, ALL OF LOT 74 AND THE SOUTH 50.00 FEET OF LOT 75 (AS MEASURED ALONG A LINE 50.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 75), RESURVEY OF LOTS 74 AND 75, LAKE OF THE FOREST CLUB, A SUBDIVISION IN BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS.

SURVEYORS DESCRIPTION

LOTS 73, 74 AND PART OF LOT 75, RESURVEY OF THE LAKE OF THE FOREST CLUB AND PART OF THE COMMON GROUND OF RESURVEY OF THE LAKE OF THE FOREST CLUB, CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS, AS SURVEYED BY LARRY T. HAHN, PS #1349, SEPTEMBER, 2025, DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 73; THENCE, N 32°42'43"E, 74.81 FEET; THENCE, ON A CURVE TO LEFT HAVING AN ARC LENGTH OF 97.66 FEET AND A RADIUS OF 100.00 FEET, SAID CURVE HAVING A CHORD OF N 04°44'07"E, 93.82 FEET; THENCE, N 81°54'13"E, 73.38 FEET; THENCE, S 54°16'55"E, 85.20 FEET; THENCE, ON A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 122.52 FEET AND A RADIUS OF 78.00 FEET, SAID CURVE HAVING A CHORD OF S 09°16'55"E, 110.31 FEET; THENCE, S 35°43'05"W, 90.03 FEET; THENCE, N 67°18'22"W, 168.26 FEET ALONG THE SOUTH LINE OF SAID LOT 73 TO THE POINT OF BEGINNING. CONTAINS 33,800.17 SQ. FT. +/- / 0.78 ACRES +/-
RELATIVE: 1:108.651

DEDICATION

THE UNDERSIGNED PROPRIETORS OF SAID PROPERTY SHOWN ON THIS PLAT OF "LAKE OF THE FOREST CLUB REPLAT, LOTS 73, 74 AND 75", DO HEREBY DEDICATE FOR PUBLIC USE AND PUBLIC WAYS AND THROUGHFARES, ALL PARCELS AND PARTS OF LAND INDICATED ON THIS PLAT AS STREETS, TERRACES, PLACES, ROADS, DRIVES, LANES, PARKWAYS, AVENUES AND ALLEYS NOT HERETOFORE DEDICATED, WHERE PRIOR EASEMENT RIGHTS HAVE BEEN GRANTED TO ANY PERSON, UTILITY OR CORPORATION OF SAID PARTS OF LAND SO DEDICATED, AND ANY PIPES, LINES, POLES AND WIRES, CONDUITS, DUCTS OR CABLES HERETOFORE INSTALLED THEREUPON AND THEREIN ARE REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS AS NOW SET FORTH. THE UNDERSIGNED PROPRIETORS HEREBY ABSOLVE AND AGREE TO INDEMNIFY THE CITY OF BONNER SPRINGS, KANSAS, FROM ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY SUCH EXISTING UTILITY INSTALLATIONS WITHIN SAID PRIOR EASEMENTS. AN EASEMENT OR LICENSE TO ENTER UPON, LOCATE, CONSTRUCT, USE AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION OR MAINTENANCE AND USE OF CONDUITS, WATERLINES, GAS, SEWER LINES, POLES, WIRES, DRAINAGE FACILITIES, DUCTS AND CABLES, AND SIMILAR FACILITIES, UPON, OVER AND UNDER THESE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "UE" IS HEREBY GRANTED TO THE CITY OF BONNER SPRINGS, KANSAS, WITH SUBORDINATE USE OF THE SAME BY OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES AS MAY BE AUTHORIZED BY STATE LAW TO USE SUCH EASEMENT FOR SAID PURPOSES. UTILITY EASEMENTS NOT WITHIN DEDICATED RIGHT OF WAY SHALL BE ESTABLISHED TO PROVIDE PUBLIC UTILITIES. THESE EASEMENTS, BUT NOT THE PUBLIC UTILITY INFRASTRUCTURE SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

IN TESTIMONY WHEREOF

CURTIS B. STILLEY, BARBARA M. STILLEY AND ELIZABETH STILLEY, PRESIDENT OF THE LAKE OF THE FOREST CORPORATION, CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2025.

CURTIS B. STILLEY
BARBARA M. STILLEY
ELIZABETH STILLEY
PRESIDENT OF THE LAKE OF THE FOREST CORPORATION

STATE OF KANSAS / COUNTY OF WYANDOTTE

ON THIS _____ DAY OF _____, 2025, BEFORE ME APPEARED CURTIS B. STILLEY, BARBARA M. STILLEY AND ELIZABETH STILLEY, PRESIDENT OF THE LAKE OF THE FOREST CORPORATION, KNOWN TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGE THE EXECUTION OF SAME.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE ABOVE MENTIONED ON THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVALS

THIS PLAT OF LAKE OF THE FOREST CLUB REPLAT, LOTS 73, 74 AND 75 HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BONNER SPRINGS, WYANDOTTE COUNTY, KANSAS ON THIS _____ DAY OF _____, 2025.

PLANNING COMMISSION CHAIRMAN
GREG GEBAUER
PLANNING COMMISSION SECRETARY
LARISSA PHILLIPS

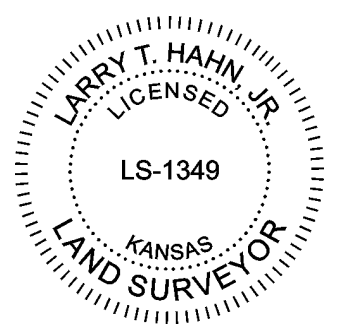
THE ACCEPTANCE OF EASEMENTS AND DEDICATION OF LAND FOR PUBLIC USE BY THE GOVERNING BODY IN THE FOLLOWING FORM: THESE EASEMENTS AND RIGHTS OF WAYS ACCEPTED BY THE GOVERNING BODY OF BONNER SPRINGS, KANSAS.

MAYOR / THOMAS A. STEPHENS
CITY CLERK / CHRISTINA BRAKE (ATTEST)

COUNTY SURVEYOR

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO K.S.A. 53-2003, 58-2005 AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: _____ DATE: _____
BRENT E. THOMPSON, PS #1277



LARRY T. HAHN, PS #1349

STATE OF KANSAS / COUNTY OF WYANDOTTE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 2025 AT _____ O'CLOCK AND IS DULY RECORDED.

SUSIE P. NELSON
REGISTER OF DEEDS
MARGARET ORENDAC
DEPUTY

THIS IS TO CERTIFY THAT IN THE MONTH OF SEPTEMBER, 2025, THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.

NOTE:
1. THIS LOT SHALL BE RESTRICTED TO THE USES PERMITTED BY THE CITY OF BONNER SPRINGS, KANSAS AND ALL RESTRICTIONS AS REQUIRED BY THE OWNERS. ALL RESTRICTIVE COVENANTS FILED AS A SEPARATE DOCUMENT ARE CONSIDERED PART OF THIS PLAT.
2. ZONED GR - GENERAL RESIDENTIAL DISTRICT
3. THIS PLAT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. FEMA FIRM #20209C0129E, EFFECTIVE 9/2/2015