



City of Bonner Springs

KANSAS

Planning Commission Minutes - Regular Meeting - June 17, 2025

PLANNING COMMISSION MEETING - 6:30 PM -

CALL TO ORDER - ROLL CALL - Chairperson Greg Gebauer called the meeting to order at 6:30 P.M. The Community Development Director called roll and confirmed a quorum was present. Commissioner Jason Cruse is absent. He advised he was out of town.

CONSENT AGENDA -

Minutes of the May 20, 2025 Planning Commission Meeting - Lloyd Mesmer moved Larry Clark seconded to approve the minutes of the May 20, 2025, Planning Commission Meeting as presented. The motion passed unanimously 7-0

OLD BUSINESS -

NEW BUSINESS -

Consider a Replat - Consider a Replat of Lots 6 – 10 of the East Grandview Subdivision, located at 1755 S. 136th Street, the new subdivision will be named the 'East Grandview New Addition'. - The Community Development Director provided a staff report. Chair Greg Gebauer asked for any questions from staff. None
Chair Greg Gebauer asked for comments from the applicant: Krystal Voth, 14500 Parallel Ave, Basehor, Ks, Atlas Land Consulting spoke on behalf of Mr. Demaris, property owner.
Chair Greg Gebauer asked if there were any questions for the applicant. None

Paul Zeps moved and Nick Perica seconded to approve the Replat of Lots 6 – 10 of the East Grandview Subdivision, located at 1755 S. 136th Street. With Staff recommendations. The motion passed unanimously 7-0. It will proceed to the July 14th City Council meeting.

Review revision to 2025 and Beyond – The Comprehensive Plan of Bonner Springs - The Community Development Director, Mark Lee, presented the proposed changes to the comprehensive plan. Staff sent a public hearing notice for the hearing to occur at the regular meeting on July 15th. Paul Zeps asked if anything had changed? The Community Development Director reviewed the changes and updates. Updated zoning nomenclature to match the Uniform Development Ordinance (UDO). Added a recommendation to try to attain a transportation hub in the city. Received feedback and information from city departments, waiting for feedback from school district. Chair Greg Gebauer asked why infrastructure and transportation items were highlighted. Asked Commissioners to review prior to the public hearing.

OPEN AGENDA - None presented

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT - CDD - 120 on Oak, has a retaining wall installed, doing street work, found a broken fire line.

110 & Riverview

Sandstone Townhomes - moving along. Anticipates all permits will be pulled in about 2 months

SUP for the quarry was approved for 10 years with 23 stipulations. Purchased land with a deed restriction prohibiting landfills on the property.

Paul Zeps submitted a letter to the Flight Standards District Office (FSDO). An FAA investigation will occur.

Sidewalk was installed along Morse Ave. Sidewalk is being installed on Second Street.

Second and Nettleton waterline project is wrapping up.

Greg Gebauer stated Elm at Front St. has a lot of sand from the construction project. Sherri Neff stated the senior homes broke ground. 48 units, 3 stories tall, 55 and over.

Vision Zero action plan will be at the Farmer's Market on Saturday 6/21/2025 to get input. Vision Zero has an interactive map for comments about areas of concern.

July Public Hearing for Comprehensive Plan amendments.

Walkability plan, the same company that created the downtown masterplan. One goal is to get from downtown to Wyandotte County Park without a car. The Community Development Director is looking for a volunteer to serve on that committee.

Commissioner Paul Zeps left the meeting at 7:00 p.m. as he announced he would need to, prior to the meeting.