



# City of Bonner Springs

KANSAS

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**Tuesday, December 16, 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 November 18th, 2025 Planning Commission meeting**

- Action Make a Motion to Approve, Amend or Deny the draft minutes as presented
- Recommendation Staff recommends approval of the minutes with one revision — the case number for the approved Special Use Permit should be changed to SUP-03-25. Staff had the item mislabeled on the agenda and in the staff report, SUP-02-25 was issued to the Country Stampede.

Documents:

- 1. 11.18.25 PC Minutes Draft

**OLD BUSINESS**

**NEW BUSINESS**

**1. Final Plat - FP-03-25 - 407 S. 132nd Terrace - Cedar Ridge 2nd Plat**

- Action Make a motion to approve, amend or deny the plat as presented with Staff stipulations.
- Recommendation Staff recommends that the Planning Commission APPROVE the Final Plat (FP-03-25) for Cedar Ridge 2<sup>nd</sup> Plat with the stipulations listed in the Staff report.

Documents:

- 1. FP-03-25. Cedar Ridge 2nd Plat - FINAL

**OPEN AGENDA**

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

**ADJOURNMENT**



# City of Bonner Springs

## KANSAS

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### **Planning Commission Minutes - Regular Meeting - November 18, 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 a quorum was present. Commissioners Larry Clark, Sherri Neff and Jason Cruse were absent.

#### **CONSENT AGENDA -**

**Approval of the minutes from the October 21st, 2025 meeting** - Lloyd Mesmer moved Nick Perica seconded to approve the minutes of the October 21, 2025 Planning Commission Meeting as written. The motion passed unanimously 5-0.

#### **OLD BUSINESS -**

**Special Use Permit – SUP-02-25 – Everage; Whippoorwill Electrical Substation** - The Community Development Director presented the staff report. Paul Zeps asked to go over the issues that were raised about the site. Mark Lee said they have a new Superintendent on site and have addressed a few issues at the site and on the corner. Mark Lee stated residents Derek and Marcy Sunderman and Miss Billings were concerned about the reduction of their property values.

Paul Zeps motioned Lloyd Mesmer seconded to accept and approve the motion for Special Use Permit - SUP-02-25 - Everage Whippoorwill Electrical Substation as written with all staff exceptions.

Paul Zeps and Vincent discussed that it meets all legal criteria and requirements. Paul Zeps asked the requirements and height to screen it. Is it just a 6' fence? Mark Lee stated there will be screening requirements that meet the Unified Development Ordinance. Not just a fence and we do not have a full site plan yet.

The Community Development Director took a roll call vote and the motion passed unanimously 5-0. Chair Greg Gebauer stated this will proceed to City Council on December 15th for final action.

Residents from Edwardsville spoke about not taking into consideration the neighborhood. Mark Lee stated the public input portion was already done. Paul Zeps asked to provide a procedural answer to their question. Chair Greg Gebauer stated that the Public Hearing was conducted, residents and the applicant spoke and the vote was tabled to a later time to address issues including the mailing notification. Documentation was mailed October 1st meeting the statutory requirements for notifications of public hearings.

#### **NEW BUSINESS -**

**RP-03-25 - Replat 319 Lake Forest Drive** - The Community Development Director gave the staff report on the proposed replat. Paul Zeps moved Nick Perica seconded to approve the replat as stated with staff stipulations. The motion passed unanimously 5-0.

#### **OPEN AGENDA -**

#### **COMMUNITY DEVELOPMENT DIRECTORS REPORT -**

**CDD Report** - Will not be having number 1. We did not receive all the information we needed to meet the deadline.

- Community Development Director, Mark Lee gave an update on projects in the City. Overland Cabinet is expanding.
- Old Castle south of the river will be expanding.
- Paul Zeps asked about landscaping requirements for Old Dominion and their trucks using K7 and Kansas Ave intersection.
- Kiley has been tasked with short-term rental regulations. She worked on Kansas City, Kansas rentals. A workshop will be held on December 16th after the regular Planning meeting to discuss safety, permitting and licensing starting downtown. Consider a pilot program and special use permits for in-town rentals.

- Lot combination in Cedar Ridge
- Senior villas at 132nd and Kansas Ave
- 138th Street update — should be opened by the end of the year
- 120 Oak St apartments
- Compass/Steamboat at Riverview
- Sandstone has about 7-8 more buildings left before being completed.
- Quik Trip Grand Opening on Thursday at 9am.
- Development East of K7 at Nettleton and looking at how to get a sewer main to the area. Will be meeting with KDOT after Thanksgiving.

**ADJOURNMENT** - Greg Gebauer adjourned the Planning Commission Meeting at 7:26 P.M.

## Memorandum

Date: December 16, 2025  
To: Mayor and City Council  
From: Mark Lee, Kiley Meierarend

**Subject: Final Plat - FP-03-25 - 407 S. 132nd Terrace - Cedar Ridge 2nd Plat**

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**Recommendation:** Staff recommends that the Planning Commission APPROVE the Final Plat (FP-03-25) for Cedar Ridge 2<sup>nd</sup> Plat with the stipulations listed in the Staff report.

**Action:** Make a motion to approve, amend or deny the plat as presented with Staff stipulations.

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

The current area included in the final plat was originally two (2) vacant residential lots. The proposed plat will combine the properties into one (1) lot allowing for the construction of a single-family residence. The proposed plat includes one (1) residential lot with an average lot size of 00.71 +/- acre.

The proposed development will not change any lots outside the proposed final plat area.

**Discussion:** Staff's report is attached.

**Financial Impact:**

# City of Bonner Springs

## Agenda Item Cover Sheet

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### Agenda Item No. 3

CASE #: FP-03-25

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**Topic:** Consider a Final Plat- Consider a Final Plat for Cedar Ridge 2<sup>nd</sup> Plat.

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

The current area included in the final plat was originally two (2) vacant residential lots. The proposed plat will combine the properties into one (1) lot allowing for the construction of a single-family residence. The proposed plat includes one (1) residential lot with an average lot size of 00.71 +/- acre.

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

**Presented by:** Mark Lee-Community Development Director

**Prepared by:** Kiley Meierarend-City Planner

**Staff Recommendation:** Staff recommends that the Planning Commission APPROVE the Final Plat (FP-03-25) for Cedar Ridge 2<sup>nd</sup> Plat with the stipulations listed in the Staff report.

**Attachments:**

Staff Report (4pgs)

Aerial Image (1pg)

Copy of Final Plat (2pgs)

**FINAL PLAT CEDAR RIDGE 2<sup>ND</sup> PLAT – REQUEST FOR APPROVAL OF A FINAL PLAT OF LOT 1.**

**MEETING DATE:** December 16, 2025  
**REPORT WRITTEN:** November 24, 2025  
**CASE #:** FP-03-25

**APPLICANT:**

- Kelly and Kassandra Herron  
4419 N. 123<sup>rd</sup> Terrace  
Kansas City, KS 66109

**SURVEYOR:**

- Herring Surveying Company (on behalf of owner)  
315 N. 5<sup>th</sup> Street  
Leavenworth, KS 66048

**REQUEST:**

The applicant is requesting approval of a final plat comprised of one (1) residential lot.

**ZONING:**

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

**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 Agricultural Land
- East Single-family Residence
- West Vacant Residential Land

**BACKGROUND:**

A preliminary plat was filed for the subject property in 2008, as a part of Cedar Ridge II. The final plat application was withdrawn before it could be approved, in part due to the 2008 housing crisis. Subsequently, the subject property was never platted. The layout of the Cedar Ridge II final plat can be seen in the attachments. The current plat is the combination of lots 57 and 58.

The proposed plat will combine the two (2) properties into one (1) lot allowing for the construction of a single-family residence. The construction for this residence has already commenced, and is nearing completion. The proposed plat includes one (1) residential lot with an average lot size of 00.71+/- acre.

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

**AERIAL IMAGE:**



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 final plat as this is a combination of two (2) residential lots.

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 developer/builder shall be responsible for the installation and maintenance of Best Management Practices regarding erosion control during the construction process.

**Utilities**

New utilities will be proposed with the subject plat. As part of the final plat appropriate utility easements are being put in place to accommodate utility service extensions. Sanitary sewer was extended to and stubbed for the property during Phase I of the Cedar Ridge development. Water will be extended to this property, as this was not done during the Phase I development.

Utility providers have been notified of the final plat and have been given an opportunity to comment.

**Future Land Use Designation**

The proposed final plat 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 residential in nature.

**Subdivision Regulations Requirements**

The items to be submitted with and included on the final plat per the Subdivision Regulations requirements have been met or will be required via review comments. The final plat will not be released prior to execution of all review comments.

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission APPROVE the Final Plat (FP-03-25) Cedar Ridge 2<sup>nd</sup> Plat with the stipulations listed below.

**STAFF STIPULATIONS:**

**Staff recommends APPROVAL of the Final Plat for Cedar Ridge 2<sup>nd</sup> Plat 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 construction documents referencing Streets and Stormwater, Sanitary Sewer and other necessary utilities shall be submitted and approved by the City prior to construction beginning.

3. All necessary building permits and fees shall be paid prior to building permits being issued.
4. Builder/Developer shall be required to install compliant sidewalks, per plans, at time of permit issuance or prior to final occupancy certificate being issued.
5. 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.
6. The Final Plat shall be filed with the Wyandotte County Register of Deeds prior to building permit issuance.



# CEDAR RIDGE 2nd Plat

Being a Replat of a part of Lot 2, Davis Estates 2nd Plat, City of Bonner Springs, Wyandotte County, Kansas.

## FINAL PLAT

### PREPARED FOR:

Kelly & Cassandra Herron  
4419 N 123rd Terrace  
Kansas City, KS 66109

### PROPERTY ADDRESS:

407 S 132nd Terrace  
Bonner Springs, KS 66012  
PID NO. 044-17-0-30-02-016

### RECORD DESCRIPTION:

Part of Lot 2 lying East of 132nd Terrace and lying South of Cedar Ridge I, in DAVIS ESTATES SECOND PLAT, a subdivision of land in Bonner Springs, Wyandotte County, Kansas.

### SURVEYOR'S DESCRIPTION:

Part of Lot 2, lying East of 132nd Terrace and lying South of Cedar Ridge I, in DAVIS ESTATES SECOND PLAT, a subdivision of land in Bonner Springs, Wyandotte County, Kansas, as written by Joseph A. Herring LS-1296 dated September 22, 2025, more fully described as follows: Beginning at the Southeast corner of said Lot 2; thence South 88 degrees 22'04" West for a distance of 242.87 feet to the Easterly right of way of 132nd Terrace, as it exists today; thence North 01 degrees 06'06" West for a distance of 1.19 feet along said right of way; thence along a curve to the right having a radius of 170.00 feet and an arc length of 95.31 feet along said right of way; thence North 30 degrees 36'25" East for a distance of 80.71 feet along said right of way to the Southwest corner of Lot 13, CEDAR RIDGE I; thence South 74 degrees 47'16" East for a distance of 181.41 feet along the South line of said Lot 13 to the East line of said DAVIS ESTATES SECOND PLAT; thence South 01 degrees 37'00" East for a distance of 107.22 feet along said East line to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

### CERTIFICATION AND DEDICATION

The undersigned proprietors state that all taxes of the above described tract of land have been paid and that they have caused the same to be subdivided in the manner shown on the accompanying plat, which subdivision shall be known as: CEDAR RIDGE 2nd Plat

Easements shown on this plat are hereby dedicated for public use, the rights of way which are shown with dashed lines on the accompanying plat, and said easements may be employed to locate and maintain sewers, water lines, gas lines, poles and wires and any other form of public utility now and hereafter used by the public over, under and along the strips marked "Utility Easement" (U/E).

"Drainage Easements" or "D/E" shown on this plat are hereby dedicated for the purpose of constructing, using, replacing and maintaining a culvert, storm sewer, drainage ditch, or other drainage facility or tributary connections, including similar facilities, and appurtenances thereto, including the right to maintain, repair and replace the drainage facility and for any reconstruction and future expansion of such facility, together with the right of access for the same, is hereby dedicated for public use. Drainage Easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. The maintenance and upkeep of said Easements shall be the responsibility of the individual owners of the lots whereupon said Easements are dedicated. City of Bonner Springs shall bear no responsibility for any maintenance and upkeep of said Easements.

Building Lines or Setback Lines (B.S.L.) are hereby established as shown on the accompanying plat and no building or portion thereof shall be built or constructed between this line and the street line.

### IN TESTIMONY WHEREOF,

We, the undersigned owners of CEDAR RIDGE 2nd Plat, have set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Kelly Herron  
Kassandra Herron

### NOTARY CERTIFICATE:

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a notary public in and for said County and State came Kelly Herron and Kassandra Herron, a married couple, to me personally known to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of same. In testimony whereof, I have hereunto set my hand and affixed my notary seal the day and year above written.

### NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ (seal)

### APPROVALS

This plat of CEDAR RIDGE 2nd Plat has been submitted and approved by the Bonner Springs Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary  
Lanissa Phillips  
Chairman  
Greg Gebauer

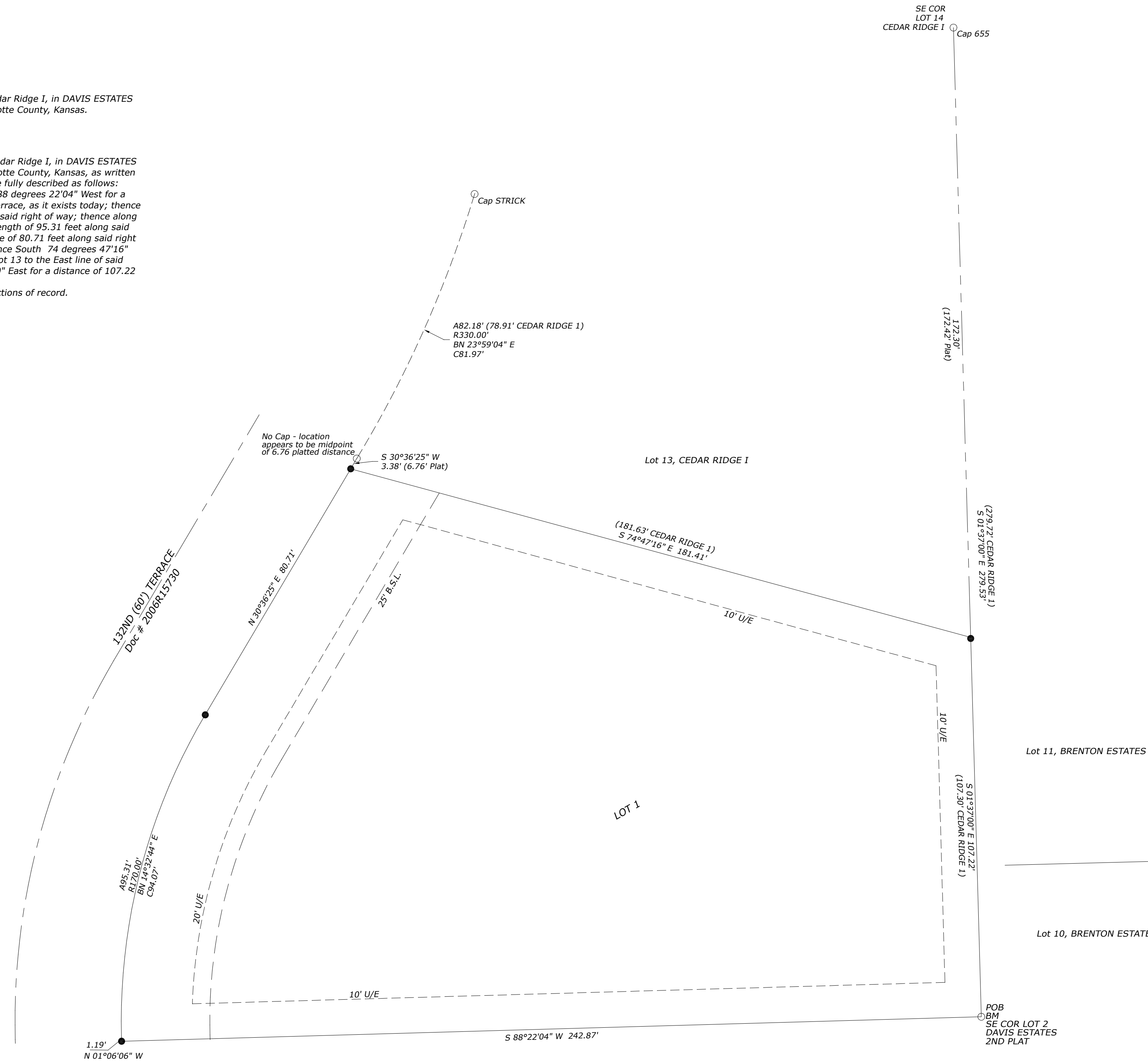
These easements and rights-of-way are accepted by the Governing Body of Bonner Springs, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Mayor  
Thomas A. Stephens  
City Clerk  
Attest: Christina Brake

### REGISTER OF DEED CERTIFICATE:

Filed for Record as Document No. \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_M in the Office of the Register of Deeds of Wyandotte County, Kansas.

Register of Deeds - Susan P. Nelson  
Deputy - Margaret A. Orendac



### ZONING:

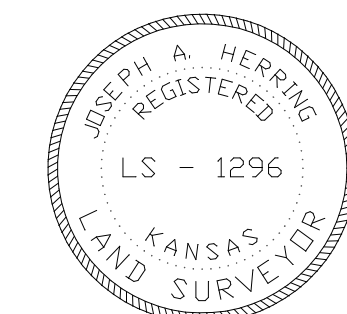
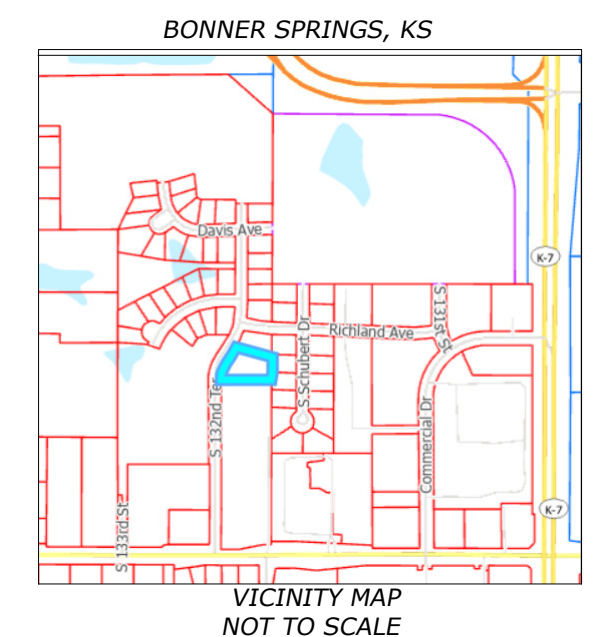
- GR - General Residential

### NOTES:

- 1) This survey does not show ownership.
- 2) All distances are calculated from measurements or measured this survey, unless otherwise noted.
- 3) All recorded and measured distances are the same, unless otherwise noted.
- 4) Error of Closure - Area: 30192.58 S.F., 0.6931 Acres  
Total Perimeter Distance: 708.48  
Closure Error Distance: 0.01 Error Bearing: N 00°45'34" E  
Closure Precision: 1 in 47578.8
- 5) Basis of Bearing - KS SPC North Zone 1501
- 6) Monument Origin Unknown, unless otherwise noted.
- 7) Existing and Proposed Lots for Residential Use.
- 8) Road Record - See Survey
- 9) Benchmark - NAVD88  
Project Benchmark (BM) - SE COR proposed Lot - 1/2" Rebar - Elev - 1017.2'
- 10) Easements, if any, are created hereon or listed in referenced title commitment.
- 11) Reference Recorded Deed Doc - per title commitment
- 12) Property is not in a Special Flood Hazard Area per FEMA FIRM Map 20103C0109E dated September 2, 2015
- 13) Reference Surveys:  
DAVIS ESTATES 2nd Plat  
CEDAR RIDGE I  
BRENTON ESTATES  
DAVIS ESTATES COUNTY CLERKS PLAT

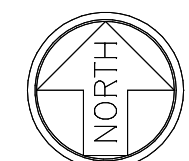
### LEGEND:

- - 1/2" x 24" Rebar Set with Plastic Cap stamped HERRING LS-1296
- - 1/2" Rebar Found, unless otherwise noted.
- ( ) - Record / Deeded Distance
- U/E - Utility Easement
- D/E - Drainage Easement
- B.S.L. - Building Setback Line
- R/W - Road Right of way
- ⊥ - Centerline
- ⊥ - Section Line
- BM - Benchmark
- POB - Point of Beginning
- POC - Point of Commencing
- //// - No Vehicle Entrance Access
- NS - Not Set this survey per agreement with client



I hereby certify that this survey was made by me, or under my direct supervision, on the ground during the dates of April through June 2025 and this map or plat is correct to the best of my knowledge.

Joseph A. Herring  
PS # 1296

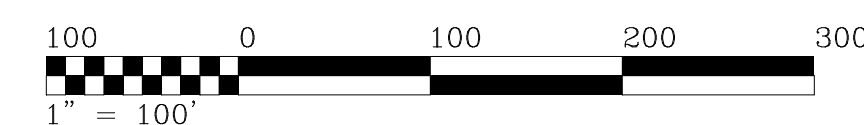


Scale 1" = 20'

Job # K-25-1895  
June 14, 2025 Rev 10-30-25



315 North 5th Street, Leav., KS 66048  
Ph. 913.651.3858 Fax 913.674.5381  
Email - survey@eamcash.com



### COUNTY SURVEYOR

This survey has been reviewed for filing pursuant to KSA 58-2003, 58-2005, and 58-2011, for content only and is in compliance with those provisions. No other warranties are extended or implied.

County Surveyor  
Brent E. Thompson LS-1277