



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.