

MINUTES – 1.19.2021 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center – 200 E. 3rd Street, Bonner Springs, KS 66012
Tuesday, January 19, 2021 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Greg Gebauer at 7:00 p.m.

2. ROLL CALL

Planning Commissioners Present: Larry Clark; Greg Gebauer; Lloyd Mesmer; Sherri Neff; Nick Perica; Paul Zeps
Absent: – None
Quorum Established
Staff Present: Amber Vogan, Assistant City Manager

3. CONSENT

Item #1 – Approval of Minutes of December 15, 2020 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda with Item #1. Commissioners were awarded time to comment or ask questions. There were no comments or questions.

Motion to **APPROVE the Consent Agenda** was made by Clark and seconded by Perica.

Chair Gebauer asked for those in favor of the motion to state “aye”.

AYE – Clark, Gebauer, Mesmer, Neff, Perica, Zeps

NAY – None

MOTION PASSED 6 – 0

4. NEW BUSINESS

Item #2 – ST-100-21: Site & Landscape Plan for 14100 Woodend Road (The Farms at Woodend Springs)

Chair Gebauer introduced Item #2 and called for a staff report.

Vogan stated the owners applied to build an accessory building sized 30 foot by 45 foot. An accessory building would not usually require Planning Commission approval. However, due to the Special Use Permit on the property any new buildings require Planning Commission consideration of an updated Site and Landscape Plan.

Chair Gebauer asked if the applicant or public had any comments.

Heidi Brenner, 13930 Woodend Road, asked how long the notification sign should have been posted and when it was posted. She continued to comment that one neighbor saw the sign, and then it was gone.

Vogan stated the Zoning Ordinance states the sign shall be posted on the property at least ten days prior to the scheduled meeting, and the sign was posted on January 4th or 5th, which exceeded the ten-day requirement. The Zoning Ordinance further states that one the sign is posted, if it is misplaced or removed, it shall have no affect on the outcome of the meeting.

Brenner expressed further concerns regarding the property such as use of the guest house, the property tax rebate, traffic, noise, and brush burning.

Commissioner Zeps asked if this is an unusually large accessory building and whether this application changed anything with the Special Use Permit.

Vogan stated the accessory building meets Zoning Ordinance regulations as far as size and height, and addition of the accessory building does not change any conditions on the Special Use Permit.

Chair Gebauer called for a motion.

Motion to **APPROVE ST-21-100: Site & Landscape Plan for 14100 Woodend Road with Conditions listed in the Staff Report** was made by Zeps and seconded by Clark. With no further discussion, Chair Gebauer called for a vote

AYE – Clark, Gebauer, Mesmer, Neff, Perica, Zeps

NAY – None

MOTION PASSED 6 – 0

Item #3 – PT-21-100: Bonner Crossing Preliminary Plat

Chair Gebauer introduced Item #3 and called for a staff report. Vogan reviewed the staff report stating this preliminary plat was previously approved by the Planning Commission but has since expired. The developer is ready to move forward again with the project and has applied for preliminary and final plats. There are no significant changes since the last submittal. The staff and engineering comments were minor and addressed, such as updating proposed zoning language, dates, signature block, and noting a 70' right-of-way on the main loop road.

Commissioner Zeps asked what the delay was on the project and if they are ready to start building.

Project engineer Lance Scott with CFS Engineers replied there were a number of reasons for the delay including COVID, but they are ready to break ground in the spring.

Chair Gebauer asked for applicant or public comment, and seeing none, called for a motion.

Motion to **APPROVE PT-21-100: Bonner Crossing Preliminary Plat** was made by Clark and seconded by Neff. With no further discussion, Chair Gebauer called for a vote

AYE – Clark, Gebauer, Mesmer, Neff, Perica, Zeps

NAY – None

MOTION PASSED 6 – 0

Item #4 – PT-21-100: Bonner Crossing Final Plat

Chair Gebauer introduced Item #4 and called for a staff report.

Vogan reviewed the staff report stating this final plat was previously approved by the Planning Commission but has since expired. There are no significant changes since the last submittal. The staff and engineering comments were minor and addressed, such as updating proposed zoning language, dates, signature block, and noting a 70' right-of-way on the main loop road. There are a few conditions on the approval such as the applicant providing copies of all correspondence sent and received from the UG (Unified Government) relating to the project; the placement of the water and sewer lines under the main private roadway shall have sufficient easements for maintenance; and the applicant and developers shall work with the UG to coordinate all public improvements along State Avenue, 118th Street, and Speedway Boulevard.

Commissioner Zeps stated the original staff report stated the developer would minimize traffic through a number of tools including a variety of transportation options such as bicycle, pedestrian, and public transit options, and asked if that is still the plan.

Scott replied there will be a variety of transportation options and the site will have a variety of uses with over 1,000 units of residential at all levels, a school, a performing arts center, e-sports arena, indoor/outdoor concert pavilion, multiple hotels, retail, restaurants, and potentially a parking garage. They were granted a variance for parking, but may be incorporating the parking garage now which is listed on the preliminary plat.

Commissioner Zeps asked if 110th Street will be improved since there is so much development happening in this corridor with this development and others at this corner as well as the development at 110th Street and Riverview.

Vogan stated 110th Street is in Edwardsville and they have received a funding award to improve a portion of that street to include a roundabout.

Chair Gebauer asked for applicant or public comment, and seeing none, called for a motion.

Motion to **RECOMMEND APPROVAL of PT-21-100: Bonner Crossing Final Plat** was made by Perica and seconded by Zeps. With no further discussion, Chair Gebauer called for a vote

AYE – Clark, Gebauer, Mesmer, Neff, Perica, Zeps

NAY – None

MOTION PASSED 6 – 0

Chair Gebauer stated this item would be forwarded to the City Council for consideration at their February 8, 2021 Council Meeting.

5. REPORTS

Commissioner Zeps expressed some concerns regarding the traffic on 110th Street, Speedway Boulevard, and the area around the Speedway due to the proposed developments in the area, and the possibility of further growth along that corridor now that the area is developing.

6. **ADJOURNMENT** was at 7:21 p.m.

DRAFT