

MINUTES – 2.16.2021 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING

Tuesday, February 16, 2021 – Regular Meeting – 7:00 p.m.

Due to extreme weather condition and the novel Coronavirus – COVID-19, the Planning Commission held this meeting virtually utilizing GoToMeeting online meeting software.

=====

1. Meeting **CALLED TO ORDER** by Chair Greg Gebauer at 7:02 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; Mark Lee, City Planner

3. CONSENT

Item #1 – Approval of Minutes of January 19, 2021 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda 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 Neff.

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 #1 – Election of the Planning Commission Secretary

Chair Gebauer introduced New Business Item #1 and called for a staff report. Vogan stated she was elected as Interim Planning Commission Secretary until the City Planner position was filled. The City hired Mark Lee as City Planner in January. Staff recommends the Planning Commission elect Mark Lee, City Planner as the Planning Commission Secretary.

Chair Gebauer called for a motion.

Motion to **Elect Mark Lee, City Planner, as Planning Commission Secretary** was made by Perica and seconded by Mesmer. With no further discussion, Chair Gebauer called for a vote

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

NAY – None

MOTION PASSED 6 – 0

Item #2 – PT-21-101: Compass 70 Logistics Center Preliminary Plat

Chair Gebauer introduced New Business Item #2 and called for a staff report. Vogan reviewed the staff report stating the Compass Center plats were previously approved by the Planning Commission last year with five lots for five industrial buildings. The developer has since come back and applied for a change to have three lots to allow for three larger industrial buildings. One of the changes to this plat is the removal of the truck route to the north. A condition of approval on the final plat is for the applicant to provide a sealed document from their Traffic Engineer stating the alternate truck route which must be reviewed and approved by the City Engineer. There are a few other conditions of approval on the Final Plat which will be reviewed with that item. Other staff and engineering comments were minor and addressed.

Commissioner Zeps asked what the reason for removing the truck route was and if it was in response to the residents in the area to work with them.

Project engineer Chip Corcoran with Renaissance Infrastructure Consultants (RIC) stated the improvements Edwardsville is doing on 110th Street will handle the traffic as it was designed to support truck traffic. There wasn't a lot of discussion with residents in the area. The truck route was no longer necessary when the improvements were designed.

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

Motion to **APPROVE PT-21-101: Compass 70 Logistics Center Preliminary Plat** was made by Clark 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

Item #3 – PT-21-101: Compass 70 Logistics Center Final Plat

Chair Gebauer introduced New Business Item #3 and called for a staff report.

Vogan reviewed the staff report stating this there were minor staff and engineering comments addressed. There are a few conditions on the approval which are: applicant is to provide copies of all correspondence sent and received from Edwardsville relating to the project; provide Riverview public improvement plans west of 110th Street for review and City Engineer approval; provide a signed/sealed document from Traffic Engineer regarding alternate traffic route, since truck route was removed, to be reviewed and approved by City Engineer; applicant and developers shall work with the cities of Bonner Springs and Edwardsville to coordinate all access and/or public improvements, including storm water improvements, on Riverview, 110th Street, and Speaker Road; and additional sewer easements on and offsite will be required by the City of Edwardsville.

Commissioner Zeps asked how the City will hold the applicant to the conditions to ensure they are addressed.

Vogan replied some conditions would be addressed prior to consideration by the Governing Body, and staff will not sign off on the plats for filing if all conditions are not addressed. The Governing Body can also approve with conditions to be met prior to plat filing.

Chair Gebauer asked for applicant or public comment.

Jeff Tinberg, 11401 Riverview Avenue, asked how far the Riverview improvements will go to the west.

Vogan replied they will end at the west property line.

With no further comments, Chair Gebauer called for a motion.

Motion to **RECOMMEND APPROVAL of PT-21-101: Compass 70 Logistics Center Final Plat** was made by Zeps 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

Chair Gebauer stated this item would be forwarded to the City Council for consideration at their March 8, 2021 Council Meeting pending the applicant addressing the conditions of approval.

5. REPORTS

Vogan stated some Commissioners were interested in seeing Edwardsville's plans for improvements on 110th Street. An overview of the plans showing the first few pages was sent out by email. If the Commissioners wish to view the entire plan set, they are available at City Hall or can be provided electronically through a link by request.

6. ADJOURNMENT was at 7:19 p.m.