

**MINUTES – 6.15.2021 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, June 15, 2021 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Greg Gebauer at 7:01 p.m.

**ROLL CALL**

Planning Commissioners Present: Larry Clark; Greg Gebauer; Lloyd Mesmer; Sherri Neff;  
Nick Perica; Vince Bombardier

Absent: – Paul Zeps

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT**

**Item #1 – Approval of Minutes of May 18, 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 Perica.

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

AYE – Clark, Gebauer, Mesmer, Neff, Perica; Bombardier

NAY – None

**MOTION PASSED 6 – 0**

3. **UNFINISHED BUSINESS**

None at this time

**NEW BUSINESS**

**Agenda Item # 4– PUBLIC HEARING- SUP-02-21** - The applicant is requesting approval of a Special Use Permit to allow for the placement of a temporary/portable/pre-manufactured building for other than residential, sleeping or overnight accommodations as allowed by the Zoning regulations of the City of Bonner Springs. This request is to allow for a temporary office facility..

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

Lee reviewed the staff report stating the requested Special Use is allowed under the Zoning Regulations. Lee explained how the Special Use Permit is required to allow for the placement and use of a temporary office trailer for the amount of time specified in Staff's recommendations.

Chair Gebauer called for a motion to open the public hearing; motion was made by Clark and seconded by Mesmer. Public hearing was opened with a 6-0 vote.

Chair Gebauer asked if any individuals from the public wished to speak for or against the proposed special use permit; there was none. Chair Gebauer asked if the applicant wished to speak or if any Commissioners have questions of the applicant; being no questions, nor direct input from the applicant, Chair Gebauer called for a motion to close the public hearing. Mesmer made the motion to close the hearing with Clark seconding, public hearing was closed with a 6-0 vote.

Chair Gebauer asked if any Commissioners had any further questions or comments.

Mesmer stated that these types of facilities were a necessity during construction and should not require a special use permit, staff stated the issuance of this special use permit did not pertain to the common construction trailer, but was to allow for the business to be operated of the temporary trailer for a determined amount of time.

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

Motion to **APPROVE SUP-02-21** including Staff recommendations was made by Mesmer and **seconded** by Clark. With no further discussion, Chair Gebauer called for a vote

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

NAY – None

MOTION PASSED 6 – 0

Upon approval this item proceeds to the next regularly scheduled Council meeting on June 14, 2021.

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**Agenda Item # 5– ST-03-21** - Consider a Site/Landscape Plan for Bonner Crossing (Lot 1), located at 11801 State Avenue; this area is referred to as the Arts and Entertainment district.

Chair Gebauer introduced New Business Item #5 and called for a staff report.

Lee reviewed the staff report and explained the reasoning behind the newly submitted site and landscape plan. Lee stated that with the relocation of the concert pavilion within the site, the landscape plan was required to be amended.

Chair Gebauer asked if any Commissioners had questions for the applicant. There were none at that time.

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

Motion to **APPROVE ST-03-21 including Staff recommendations** was made by Bombardier and **seconded** by Clark. With no further discussion, Chair Gebauer called for a vote

Chair Gebauer asked for any further comments or questions, there being none Chair Gebauer asked for a vote.

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

NAY – None

**MOTION PASSED 6 – 0**

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## **7. CITY PLANNER'S REPORTS**

Staff addressed the upcoming agenda items:

Special Use Permit for the Jerry Lee Jarrett Life Center (Christ First Ministries)

Preliminary and Final Plats for the Hopkins Subdivision – 4 lots north of Morse and east of 136<sup>th</sup> St.

## **8. ADJOURNMENT**

Chair Gebauer adjourned the meeting at 7:16pm.