

**PLANNING COMMISSION MEETING MINUTES**  
**Tuesday, February 20, 2018 @ 7:00 p.m.**

**Members Present:** Craig Stephan, Tyler McMahan, Jason Krone, Merle Parks, Lloyd Mesmer, and Dave Pierce

**Members Absent:** Sherri Neff

**Staff Present:** Don Slone, AICP, CFM, City Planner

Chairman Parks called the meeting to order at 7:00 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the January 16, 2018 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Mesmer. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for the vote. The minutes were approved by a 5-0-1 vote. Commissioner Stephan abstained as he was not in attendance.

**New Business:**

Chairman Parks introduced **Item No. 2: Site Plan: ST-18-103: “Public Works Equipment Storage Project”** Requested by Matt Beets, Street Superintendent, Public Works Department for the City of Bonner Springs, property owner of record. The Site Plan is submitted in order to allow for the construction of a 4,040 sq. ft. Equipment Storage Building, Fencing and New Driveway Access located at 12401 Kaw Drive.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site Plan with the one listed condition. The City Planner stated that the condition of approval was noted on the plans. The City Planner stated that the applicant, Matt Beets, Street Superintendent for the City of Bonner Springs, is here tonight if you have any questions.

Chairman Parks asked if Matt Beets would like to address the Planning Commission. **Matt Beets** stated that he had nothing to add but would be glad to answer any questions. Chairman Parks asked if he was in agreement with the one condition. Mr. Beets responded yes he was in agreement.

Chairman Parks asked if anyone in the audience had any questions or comments. Seeing none he called for a motion. Commissioner Krone made a motion to approve the Site Plan with the listed conditions with a second from Commissioner McMahan.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks introduced **Item No. 3: Site/Landscape Plan: ST-18-104: “The Farms at Woodend Springs”** Requested by Kate Pfefferkorn-Mansker, PE, Pfefferkorn Engineering & Environmental for Megan Quandt and James Tilson, The Farms at Woodend Springs, property owners of record. The Site/Landscape Plan is submitted in order to construct a 7,680 square foot Exhibition Hall for weddings and related parties, rehearsal dinners and bridal showers on 9.56 acres, zoned A-1, Agricultural District under an approved Special Use Permit, SUP-139 located at 14100 Woodend Road.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site/Landscape Plan as presented with the listed conditions. The City Planner stated that the applicant Kate Pfefferkorn-Mansker, PE is here tonight if you have any questions.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Kate Pfefferkorn-Mansker** stated they were in agreement with the listed conditions and would be happy to answer any questions.

Chairman Parks asked about guiding the contractors. Ms. Pfefferkorn-Mansker stated that during the construction it would be where the current entrance is at 142<sup>nd</sup> Street.

Chairman Parks asked if anyone from the audience would like to address this item. **Shawn Barlow, 13810 Woodend Road**, stated that he noticed the entrance was proposed to be angled to the west to bring traffic in

from 142<sup>nd</sup> Street. He was hoping it would be from the west. He also noticed that they backed off the initial site plan to put the driveway a lot lower and further away from the blind hilltop, while that has been incorporated into this site plan there is nothing to protect the citizens of Woodend Road from the blind hilltop from the traffic that will be created. The driveway turns in from the east and the west. He thinks speed bumps and better signage would help.

Commissioner Krone asked Mr. Barlow if his question is more of a concern for the City.

Mr. Barlow stated he thought this could be part of the site plan. One of the concerns is to make the entry to the west so that someone coming in from the east would not be able to make it. The safety concerns are the blind hilltop.

Chairman Parks stated he doesn't understand the concerns of turning the entrance to the west. It looks like it is perpendicular.

Mr. Barlow asked if there would be anymore site work done on top of the old waterline that is to remain. Ms. Pfefferkorn-Mansker stated the entrance will be three to four feet lower than the existing line.

Chairman Parks asked what the length of the driveway would be from the crest of the hill to the east. Ms. Pfefferkorn-Mansker stated it is about 300 feet.

Mr. Barlow stated it is a long way. I've already been to the City Council with these concerns. Someone is going to get hurt. Commissioner Pierce stated that most people will come in from 142<sup>nd</sup> Street.

Commissioner Krone asked Mr. Barlow if all of his questions had been answered. Mr. Barlow said he had no further comments.

**Mickey Hylton, 13840 Woodend Road**, stated we appreciate the new water line going in and if I understood Mr. Slone right, they would not be putting in the second driveway near the top of the hill. I think this is going to have to go step by step and everyone knows that the road is narrow and we will have to work together to make sure the traffic control and safety is a priority.

Chairman Parks stated "the under current comments from the audience were not appreciated".

Chairman Parks called for a motion. Commissioner Mesmer made a motion to approve the Site/Landscape Plan with the (18) listed conditions with a second from Commissioner Krone.

Chairman Parks asked if there were any additional questions or comments. Commissioner Stephan stated they did discuss that when the people leave the event center they have to leave in a certain direction. Is that something we are going to put in place? Megan Quandt stated that their security will guide people to the west when they leave. Commission Stephan stated that since this was a special use permit, the City has a little more influence on what can be done.

Chairman Parks asked if there were any additional questions from the Planning Commission, seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks introduced **Item No. 4: Site Plan: ST-18-105, "Nettleton Manor Parking Lot Addition"** Requested by Adam Harrison, PE, Kimley-Horn for Steele Properties, LLC under contract from Nettleton Manor Holdings, LLC, property owners of record. The Site Plan is submitted in order to revise the existing parking, relocate the trash enclosure, and add three (3) additional Handicapped Parking spaces. The property is zoned C-1, Central Business District located at 111 E. Kump Avenue.

Chairman Parks asked for Staff Presentation. The City Planner presented the case with a Staff Recommendation to approve the Site Plan as presented with the eight (8) listed conditions. The City Planner introduced the owner's representatives from Steele Properties, LLC, Justin Unger, Jennifer Cloud and Sami Al-Jureidini from Denver, CO and O'Fallon, MO respectfully.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Justin Unger** stated that they would be glad to answer any questions the Planning Commission might have. Chairman Parks asked if they were in agreement with the (8) listed conditions. Jennifer Cloud stated that they were in agreement and would be addressing Condition No. 6 to provide a copy of the Warranty Deed once the property is acquired sometime in April.

Chairman Parks asked if anyone from the audience would like to address this item. **Betty Spalding, 111 E. Kump Avenue, Apt No. 507** stated: “the handicapped is not marked but you have to have a sticker to park there. She also asked how are they were going to change the trash dumpster. She stated that three of the handicapped parking spaces were lost when they put the dumpster enclosure in.”

Chairman Parks asked if Ms. Spalding was objecting to the handicapped parking and she said no she just wondered where they were going to put in more handicapped parking spaces.

Commissioner Mesmer asked if the trash dumpster was removed, would that free up the spaces for handicapped parking. Mr. Slone stated, no, but it would allow additional standard parking spaces as the existing parking lot slope is not in compliance with ADA Requirements.

There was a discussion between the Planning Commissions concerning the general requirements for handicapped parking.

Chairman Parks asked if there were any additional questions or comments from the Planning Commission. Seeing none he asked for a motion. Commissioner Stephan made a motion to approve the Site Plan with the listed conditions with a second from Commissioner McMahan.

Chairman Parks asked if there were any additional questions from the Planning Commission. Seeing none he called for the vote. The motion was approved on a 6-0 vote.

Chairman Parks asked if there were any further business. Seeing none, he adjourned the meeting at 7:55 p.m.



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Don E. Slone, AICP, CFM, Secretary