

# AGENDA

## PLANNING COMMISSION MEETING

Bonner Springs Community Center -- *Honeybee Room*  
200 E. 3rd Street – Bonner Springs, KS 66012

Tuesday, November 19, 2019

Regular Meeting -- 7:00pm



**Regular Meeting – 7:00 p.m.**

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA

Item #1 – Approval of Minutes of October 15, 2019 Planning Commission meeting

4. NEW BUSINESS

Item #2 – BSZ-143 – Rezoning -- Wilkerson Crane – R-1 to I-1 at Gibbs Rd & 142<sup>nd</sup> St

ADJOURNMENT

# MINUTES – 10.15.2019

## BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center, Honeybee Room – 200 E 3<sup>rd</sup> Street – Bonner Springs, KS 66012  
Tuesday, October 15, 2019 -- Regular Meeting -- 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Vice Chair Lloyd Mesmer at 7:35 p.m. who then requested roll call.

2. **ROLL CALL**

Rachel Clyne, City Planner called roll.

- **Planning Commissioners Present:** Larry Clark; Greg Gebauer; Jason Krone; Lloyd Mesmer; Sherri Neff; Paul Zeps  
**Absent:** Merle Parks  
**Quorum Established**

3. **CONSENT**

**Item #1 – Approval of Minutes of August 20, 2019 Planning Commission meeting**

Vice-Chair Mesmer introduced Item #1. Commissioners were awarded time to comment or ask questions. The minutes were lengthy and required some corrections. Commissioners indicated numerous errors, which would require updating. Clyne stated the minutes would be updated to reflect the corrections. She further stated a thorough review would be performed to make the minutes more reader friendly.

Motion to **APPROVE with corrections as discussed and with additional corrections needed for clarification prior to publication on the City's website** was made by Krone and seconded by Neff.

Vice-Chair Mesmer asked for in favor of the motion state "aye".

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

NAY – None

**MOTION PASSED 6 – 0**

4. **NEW BUSINESS**

**Item #2 – Introduction of new Planning Commissioners**

Three newly appointed Planning Commission board members were introduced and welcomed.

- Larry Clark
- Greg Gebauer
- Paul Zeps

5. **ADJOURNMENT**

Vice-Chair Mesmer announced the Planning Commission meeting was adjourned at 7:50 p.m.

**Staff Report – Rezoning – Public Hearing**

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**To:** Bonner Springs Planning Commission

**From:** Rachel Clyne, City Planner

**Date:** November 7, 2019

**Subject: BSZ-143 – Wilkerson Crane HQ** -- Request by DHL Holdings, LLC to rezone ±6.4 acres located at 14011 Gibbs Road, Bonner Springs, KS – more generally located southeast of the intersection of S. 142<sup>nd</sup> Street and Gibbs Road (K-32) from R-1 (Residential Single-Family District) to I-L (Light Industrial District) zoning designation.

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It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of November 19, 2019.

**Subject Property**

The subject property is approximately **6.4 acres** and is located southeast of the intersection of S. 142<sup>nd</sup> Street and Gibbs Road (K-32). The current zoning is **R-1** (Residential Single-Family District) with the proposed zoning designation **I-L** (Light Industrial District).

**Discussion**

In the City's Zoning Ordinance, **Article XXV—AMENDMENTS Section 1.6. (a)-(I)**, the Planning Commission and the Governing Body are authorized to recommend and to approve Rezoning requests. (see Facts for Consideration below) The applicant, DHL Holdings, LLC requests a rezoning of the acreage to allow for the development of Wilkerson Crane Headquarters.

**Facts for Consideration**

**Character of the Neighborhood**

- *The subject property is adjacent to ±7.74 acre parcel, which is owned by Wilkerson Crane Rentals, Inc. West of that parcel is Leavenworth Rural Water District 7. East of the subject property is a ±13 acre parcel, which contains a self-storage business.*

**Zoning and Uses of Properties Nearby**

- *The surrounding properties are zoned: **I-L** (Light Industrial District); **I-H** (Heavy Industrial District); **MX** (Mixed Use District; and **CS** (Highway Service District). Property to the north, across Gibbs Road (K-32) is zoned **A-1** (Agricultural District) and **I-L** (Light Industrial District).*

**Extent to Which Removal of the Present Zoning Will Detrimentially Affect Nearby Property**

- *The removal of the present zoning will not affect the surrounding properties. The parcel was previously owned by a church. Development of faith-based organization structures requires a Special Use Permit in agricultural, residential, and mixed use zoning districts.*

Length of Time the Subject Property Has Remained Vacant

- *No development has occurred on this property*

Relative Gain to the Public Health, Safety, and Welfare Due to the Denial of the Application as Compared to the Hardship Imposed on the Landowner, if any, as a Result of Denial of the Application

- *Denial of the request would prevent the Applicant from improving and enlarging its existing business within Bonner Springs the potential value of the petitioner's property as it may only be utilized for agricultural purposes. In staff's opinion, there is no measurable benefit to the public health, safety, and welfare from denial of this rezoning request.*

Availability and Adequacy of Required Utilities and Services

- *All public services are available for the subject site.*

Compatibility of the Requested Zoning Change to the Duly Adopted Bonner Springs Comprehensive Plan

- *The Future Land Use Map (FLUM) of the Comprehensive Plan indicates the subject property is designated for **Industrial, Mixed Use, and Commercial** uses.*

**Recommendation**

Staff recommends that the Planning Commission recommend **APPROVAL** of **BSZ-143**.

Wilkinson Crane Headquarters  
Bonner Springs, Kansas  
Rezoning Site Plan



Renaissance  
Infrastructure  
Consulting

123 ABRAHAM AVENUE  
KANSAS CITY, MISSOURI 64108  
913.217.9900  
WWW.RENAISSANCEINFRASTRUCTURE.COM

NO.	DATE	BY	CHKD.	APP.	REVISION

Parcel No. 283000

**Legal Description**  
Lot No. 1, Replat of Lot No. 1, BERKEL SUBDIVISION, a subdivision in the Northwest quarter of Section 31, Township 11 S, Range 23 E, in Bonner Springs, Wyandotte County, Kansas and  $\frac{1}{2}$  of vacated street adjacent.

**Existing Condition**  
Undeveloped Site

