AGENDA
PLANNING COMMISSION MEETING
Bonner Springs Community Center -- Honeybee Room
200 E. 3rd Street – Bonner Springs, KS 66012

Tuesday, March 17, 2020
Regular Meeting -- 7:00pm

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Regular Meeting – 7:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT AGENDA
   Item #1 – Approval of Minutes of December 17, 2019 Planning Commission meeting

4. NEW BUSINESS
   Item #3 – LT-126 – Lot Split – Knight/Hart – 634 S 138th Street

5. ADJOURNMENT
MINUTES – 12.17.2019
BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center, Honeybee Room – 200 E 3rd Street – Bonner Springs, KS 66012
Tuesday, December 17, 2019 -- Regular Meeting -- 7:00 p.m.

1. Meeting **CALLED TO ORDER** by Chair Merle Parks at 7:05 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; Merle Parks; Sherri Neff; Paul Zeps

**Absent:** -- None

**Quorum Established**

3. **CONSENT**

**Item #1 – Approval of Minutes of November 19, 2019 Planning Commission meeting**

Chair Parks introduced Item #1. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE** was made by Mesmer and seconded by Clark.

Chair Parks asked for those in favor of the motion to state "aye".

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

**NAY – None**

**MOTION PASSED 7 – 0**

**Item #2 – Approval of 2020 Planning Commission calendar**

Chair Parks introduced Item #2. Commissioners were awarded time to comment or ask questions.

Chair Parks spoke about delivery time of PC agenda packets and requested additional time for review. Mesmer commented about the outdoor USPS receptacle versus the indoor Bonner Springs slot for mailings. Clyne advised she would discuss with staff that handles the City’s mail and could also send out packets earlier than the Friday before a PC meeting.

Motion to **APPROVE** was made by Clark and seconded by Zeps.

Chair Parks asked for those in favor of the motion to state "aye".

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

**NAY – None**

**MOTION PASSED 7 – 0**
4. **NEW BUSINESS**

**Item #3 – LT-125 – Lot Split – Johnstone – 13604 Lawrence Avenue**

Planner Clyne introduced the item and provided a brief summary of the current lot configuration and advised minimum setbacks and street frontage requirements were met. Zeps asked about the need for a utility easement. Clyne advised the minimum 7.5' side yard setbacks would provide at least 15' for an easement if needed. Zeps confirmed that the lots were buildable as presented.

The applicant was not present. Staff advised Mr. Johnstone was in Louisiana.

Chair Parks asked for questions or comments; seeing none, he requested a motion.

Motion to **APPROVE** was made by Gebauer and seconded by Zeps.

There was no discussion amongst the Commissioners.

Chair Parks asked for a roll call.
AYE – Clark, Gebauer, Krone, Mesmer, Neff, Zeps
NAY – None
**MOTION PASSED 7 – 0**

**Item #4 – PT-19-103 – Replat – Wilkerson Crane**

Clyne introduced a request for a Replat by DLH Holdings, LLC for Wilkerson Crane – PT -19-103. Clyne explained the replat, opposed to a lot combination, was the avenue selected by the owners to ensure all previous lots, easements, and vacations were included in a single tract.

The applicant was represented by Ryan DaMetz, P.E. of Renaissance Infrastructure Consulting. DaMetz confirmed that simplicity was the reason for the owner’s request for one lot via a replat, and that he was available for questions.

Chair Parks asks for any questions on PT-19-103; seeing none, he requested a motion.

Motion to **APPROVE** was made by Zeps and seconded by Mesmer.

There was no discussion amongst the Commissioners.

Chair Parks asked for a roll call.
AYE – Clark, Gebauer, Krone, Mesmer, Neff, Zeps
NAY – None
**MOTION PASSED 7 – 0**

**Item #5 – ST-19-104 – Site & Landscape Plans – Wilkerson Crane Headquarters**

Planner Clyne provided an overview of the staff report for the Site and Landscape Plans review for ST-19-104. She noted the proposed uses and advised the parking and landscaping met or exceeded the minimum requirements. Clyne make a point of stating for the record that these plans, if approved, would remain “unapproved” until the City Council approved the request Replat, PT-19-103.
The applicant was represented by Ryan DaMetz, P.E. of Renaissance Infrastructure Consulting. DaMetz confirmed the owners were aware of that the approval by the City Council for the requested Replat was required prior to approval of these site and landscape plans, and that he was available for questions.

Krone asked if the number of parking spaces indicated the minimum requirements. DaMetz confirmed that forty-four spaces were the minimum spaces required for the square footage of the separate uses of office and maintenance shop.

Parks asked if the outdoor equipment storage was indicated by the jagged lines. DaMetz confirmed the area hatched with zig-zags would be used to store the cranes. He stated that the owners originally intended to place gravel in that parking area but the City advised it must be a dust-free surface, so the lot would be covered with asphalt millings.

Parks, Mesmer, and Clyne discussed asphalt or concrete as the required hard surface, as well as the appropriateness of asphalt millings for a large parking area at businesses such as Wilkerson Crane or Kincaid.

Parks mentioned that at the last PC meeting when Wilkerson Crane was requesting a rezoning (BSZ-143) some neighbors voiced concerns about the access from K-32 (Gibbs Rd.) onto the subject property. DaMetz advised that KDOT had previously approved an access permit for the proposed location. Zeps confirmed that KDOT had extended the time (of expiration) to the access permit. DaMetz added that the extension was provided assuming no changes, and no changes were made.

Parks asked DaMetz if he had any contact with the neighbors. DaMetz stated that he spoke with them after the November 19, 2019 Planning Commission meeting and gave them his business cards; there has been no contact since then. Parks asked the same of Clyne who stated that staff had not received any calls from the neighbors. Neff asked when DaMetz had a conversation with the neighbors. DaMetz explained that after the last PC meeting was the first introduction. Parks asked Zeps if he had heard anything from his acquaintance (a neighbor), and Zeps replied there had been no communication. Parks addressed the room by asking if the date of "tonight's meeting" (12.17.2019) had been discussed at the last meeting. Murmurs and nods confirmed the information had been publicly relayed.

Parks and DaMetz discussed the width of the driveway. Clark asked about what level of authority the City had over a state highway. (K-32/Gibbs Rd.) Clyne and Clark discussed the City’s lack of authority as it relates to the ingress and egress. Zeps asked about a dedicated turn lane. DaMetz stated that KDOT had previously reviewed the idea and determined a dedicated turn lane was not warranted for this project.

Krone asked about the cranes’ direction of travel in and out of the property, as well as the starting and warming of diesel engines. He expressed concern about the noise for the residential neighbors and inquired of a typical start time. A rep of the owner stated the engines could start as early as 7:00am. DaMetz further explained that the cranes would not be moving in and out during what may be considered rush hour. To address the noise concerns, DaMetz mentioned the crane storage lot was at least 150’ away from the roadway.

Zeps and DaMetz discussed the lighting for the property and any potential for light pollution affecting the neighbors. Mesmer opined that the distance from the houses to the location of
the cranes would reduce any noise disruption. Zeps and DaMetz discussed the required street trees to be located along Gibbs Road and their positive effects on stifling noise.

Krone asked the applicant if they were aware and in agreement with the conditions listed on the staff report. DaMetz confirmed awareness and agreement with the conditions. Chair Parks asked for any additional questions or comments. With none, he requested a motion.

Motion to APPROVE with conditions listed (and an update to the 142nd Street label on the site plan) was made by Mesmer and seconded by Krone.

There was no discussion amongst the Commissioners.

Chair Parks asked for a roll call.
AYE – Clark, Gebauer, Krone, Mesmer, Neff, Zeps
NAY – None
MOTION PASSED 7 – 0

Mesmer discussed how oddities may appear in communities, such as the changing needs for lot widths for single-family homes and townhouses. He said the occurrences were odd because they were issues not yet discussed. Mesmer assured Clyne that the oddities would continue, and that he was okay with asphalt millings. Zeps added that he could attest to Mesmer’s comments about the toll heavy machinery can do to roads as he described a time in his U.S. military career when driving tanks that had damaged the Autobahn.

ADJOURNMENT

Chair Parks announced the Planning Commission meeting was adjourned at 7:46 p.m.
Planning Commission Meeting – 3.17.2020 – City of Bonner Springs, Kansas

Staff Report – Lot Split

To: Bonner Springs Planning Commission
From: Rachel Clyne, City Planner
Date: March 4, 2020
Subject: LT-126 – Knight/Hart - Parcel #961900

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of March 17, 2020.

Case No: LT-126
Applicant: Michael Knight
Owners: Gerald T. Knight/Willis H. Hart
Surveyor: Andrea Weishaubt, Atlas Surveyors
Location: 643 S 138th Street, Bonner Springs, KS
Parcel: #185278
Legal Description: See attached legal description
S-T-R: 19 – T11S – R23E
Parcel Size: ±75.50 acres
Zoning: A-1 (Agricultural District)
Water: City of Bonner Springs, KS
Tract One: ±37.75 acres (see attached) 643 S. 138th Street
Tract Two: ±37.75 acres (see attached) 13401 Kansas Avenue

Staff recommends Approval of the lot split request, LS-126, with the following notes –

- To complete the Lot Split process, Warranty Deeds for each new Tract must be filed with the Register of Deeds for the United Government of Wyandotte County and Kansas City, Kansas.
- The Applicant or the Surveyor shall file the Lot Split with the Register of Deeds and provide staff with a PDF copy for the file.
- No building permit shall be issued for any lot or tract which contains a division of a platted lot of record, unless such division has been ratified in the manner provided by the Bonner Springs Subdivision Regulations.
CITY OF BONNER SPRINGS, KS
Community and Economic Development Department

LOT SPLIT APPLICATION

Date: 2/21/20

Subject Property Address: 643 S. 138th Street, Bonner Springs, KS

Project Name (if applicable):

Applicant Name: Michael Knight Phone: 913-927-2761

Address: 18743 W. 117th Street, Olathe, KS 66061

E-mail (required): mknigh18743@yahoo.com

Record Property Owner: see Attached Phone: see Attached

Parcel No.: 961900 Section/Township/Range: S19/T11/R24 Zoning: A-1

Original Tract Information
Legal Description of the Original Tract: Refer to Exhibit A

Water Supply (select): ☑ City Main ☐ Well - Sanitation (select): ☐ City Sewer ☑ Septic Tank
Existing Use: Agriculture

Tract 1 Information
Legal Description of the new Tract 1: Refer to Exhibit A 643 S. 138th St.
Lot dimensions and square footage: Refer to Exhibit A Proposed Use: Agriculture

Tract 2 Information
Legal Description of the new Tract 2: Refer to Exhibit A 13401 Kansas Ave.
Lot dimensions and square footage: Refer to Exhibit A Proposed Use: Agriculture

I hereby certify that the information herein submitted is complete, true and accurate and that I/we have been notified on the development procedures and guidelines.

Co-Owner #1 Signature: ___________________________ Date: 2/20/2020
Co-Owner #1 Print: Gerald T. Knight, as Trustee of the Gerald T. Knight Trust

Co-Owner #2 Signature: ___________________________ Date: 2-20-2020
Co-Owner #2 Print: Gregory S. Hart, as Trustee of the Willis H. Hart and JoAnne Hart Co-Grantor Trust.
EXHIBIT A
TO THE LOT SPLIT APPLICATION FOR 643 S. 138TH STREET, BONNER SPRINGS
KS DATED 2/21/20

OWNERSHIP OF OVERALL TRACT:

JOINT OWNERSHIP IS BY THE GERALD T. KNIGHT TRUST AND THE WILLIS H.
HART AND JO ANNE HART CO-GRANTOR TRUST

OVERALL DESCRIPTION
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19,
TOWNSHIP 11 SOUTH, RANGE 24 EAST BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE
S87°19'15"W, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF
50.00 FEET; THENCE S02°11'44"E, A DISTANCE OF 67.00 FEET TO A POINT ON THE
WEST RIGHT OF WAY LINE OF S 134TH STREET AS IT NOW EXISTS, ALSO KNOWN
TO BE THE POINT OF BEGINNING OF HEREBIN DESCRIBED TRACT; THENCE
S02°11'44"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 333.00 FEET;
THENCE N87°19'15"E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A
DISTANCE OF 30.00 FEET; THENCE S02°11'44"E, CONTINUING ALONG SAID WEST
RIGHT OF WAY LINE, A DISTANCE OF 925.55 FEET; THENCE S87°21'10"W, A
DISTANCE OF 2616.28 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S
138TH STREET AS IT NOW EXISTS; THENCE N01°54'12"W, ALONG SAID EAST RIGHT
OF WAY LINE, A DISTANCE OF 1074.17 FEET; THENCE N87°19'15"E, CONTINUING
ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE
N01°54'49"W, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE
OF 191.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KANSAS AVE
AS IT NOW EXISTS; THENCE S81°58'27"E, ALONG SAID SOUTH RIGHT OF WAY
LINE, A DISTANCE OF 246.41 FEET; THENCE N87°20'41"E, CONTINUING ALONG
SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 52.78 FEET; THENCE
N51°38'25"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE
OF 75.40 FEET; THENCE N87°20'41"E, CONTINUING ALONG SAID SOUTH RIGHT OF
WAY LINE, A DISTANCE OF 251.73 FEET; THENCE S85°02'10"E, CONTINUING ALONG
SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 150.10 FEET; THENCE
N78°55'39"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE
OF 204.95 FEET; THENCE S73°02'38"E, CONTINUING ALONG SAID SOUTH RIGHT OF
WAY LINE, A DISTANCE OF 104.01 FEET; THENCE S88°51'17"E, CONTINUING ALONG
SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET; THENCE
N87°19'15"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE
OF 50.14 FEET; THENCE N77°06'12"E, CONTINUING ALONG SAID SOUTH RIGHT OF
WAY LINE, A DISTANCE OF 282.25 FEET; THENCE N87°19'15"E, CONTINUING
ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 600.02 FEET; THENCE
S02°11'44"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE
OF 10.00 FEET; THENCE N87°19'15"E, CONTINUING ALONG SAID SOUTH RIGHT OF
WAY LINE, A DISTANCE OF 203.87 FEET; THENCE S89°21'58"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 296.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,288,778.89 SQUARE FEET MORE OR LESS OR 75.50 ACRES

TRACT 1 DESCRIPTION
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 24 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N87°19'15"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 40.00 FEET; THENCE S01°54'49"E, A DISTANCE OF 58.02 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KANSAS AVE AS IT NOW EXISTS, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE S81°58'27"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 246.41 FEET; THENCE N87°20'41"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 52.78 FEET; THENCE N51°38'25"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 75.40 FEET; THENCE N87°20'41"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 251.73 FEET; THENCE S85°02'10"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 150.10 FEET; THENCE N78°55'39"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 204.95 FEET; THENCE S73°02'38"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 104.01 FEET; THENCE S88°51'17"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET; THENCE N87°19'15"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.34 FEET; THENCE S24°35'39"E, A DISTANCE OF 282.66 FEET; THENCE S12°11'23"E, A DISTANCE OF 665.70 FEET; THENCE S 01°33'34"E, A DISTANCE OF 86.32 FEET; THENCE N89°26'34"W, A DISTANCE OF 12.04 FEET; THENCE S02°05'26"W, A DISTANCE OF 231.26 FEET; THENCE S87°51'10"W, A DISTANCE OF 1362.21 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S 138TH STREET AS IT NOW EXISTS; THENCE N01°54'12"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1074.17 FEET; THENCE N87°19'15"E, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE N01°54'49"W, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 191.98 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,644,521.36 SQUARE FEET MORE OR LESS OR 37.75 ACRES

TRACT 2 DESCRIPTION
A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 24 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE S87°19'15"W, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 50.00 FEET; THENCE S02°11'44"E, A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S 134TH STREET AS IT NOW EXISTS, ALSO KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE S02°11'44"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 333.00 FEET; THENCE N87°19'15"E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE S02°11'44"E, CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 925.55 FEET; THENCE S87°21'10"W, A DISTANCE OF 1254.07 FEET; THENCE N02°05'26"E, A DISTANCE OF 231.26 FEET; THENCE S89°26'34"E, A DISTANCE OF 12.04 FEET; THENCE N01°33'34"W, A DISTANCE OF 86.32 FEET; THENCE N12°11'23"W, A DISTANCE OF 665.70 FEET; THENCE N24°35'39"W, A DISTANCE OF 282.66 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF KANSAS AVE AS IT NOW EXISTS; THENCE N87°19'15"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 39.80 FEET; THENCE N77°06'12"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 282.25 FEET; THENCE N87°19'15"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 600.02 FEET; THENCE S02°11'44"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N87°19'15"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 203.87 FEET; THENCE S89°21'58"E, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 296.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,644,227.46 SQUARE FEET MORE OR LESS OR 37.75 ACRES