

# MINUTES – 11.19.2019

## BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center, Honeybee Room – 200 E 3<sup>rd</sup> Street – Bonner Springs, KS 66012  
Tuesday, November 19, 2019 -- Regular Meeting -- 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Merle Parks at 7:01 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 August 20, 2019 Planning Commission meeting**

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

Motion to **APPROVE** was made by Krone and seconded by Neff.

Chair Parks asked for in favor of the motion state “aye”.

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

NAY – None

ABSTAIN – Parks

**MOTION PASSED 6 – 0 – 1**

4. **NEW BUSINESS**

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

Chair Parks introduced Item #1 and called for a staff report. Planner Clyne reviewed the rezoning request and was available for questions.

Chair Parks open the public hearing. Commissioner Zeps advised of his friendship with citizens located directly across Gibbs Road and would recuse himself if he determined any conflict of interest.

The applicant was represented by Ryan DaMetz, P.E. of Renaissance Infrastructure Consulting. DaMetz summarized the request by advising the ± 17-acre parcel was zoned I-1 (Light Industrial District) and the adjacent ± 6.4-acre parcel was zoned R-1 (Residential Single-Family District). The applicant’s request was to rezone the smaller tract to I-1 (Light Industrial District) and utilize the property as the company’s, Wilkerson Crane, new headquarters. The company wants to consolidate to one location and need the additional space. DaMetz further described the proposed headquarters to include a 22,000 sq. ft.

structure that will house office space and a maintenance shop.

Chair Parks questioned why development of the currently I-H zoned property had been postponed. DaMetz responded that the owners, DLH Holdings, LLC were planning to move forward with this first step.

Commissioner Zeps asked the number of employees that would work at the site. Eric Turner, General Contractor of Monarch Builders, stated twenty (20) full-time employees would be located on-site.

Citizen, Daniel Miller voiced his concern about the adjacent narrow highway (K-32). Chair Parks explained that a site plan would be submitted in the future for the Planning Commission to review but tonight's meeting was on the rezoning application. Parks stated the next Planning Commission meeting was scheduled for December 17, 2019 and encouraged attending that meeting. Parks also mentioned the agenda would be posted on the City's website.

Citizen, Denise McKinley stated that the subject property was currently owned by a church organization according to the Wyandotte County land records.

Planner Clyne stated she was also aware that the County's Landsweb site did not reflect the current property owners as DLH Holdings, LLC and opined that the records should be updated soon. DaMetz concurred that the property owner of record did not reflect his client per the WyCo website. He stated he had the signed sale contract available for review.

Chair Parks closed the public hearing.

A motion to Approve BSZ-143 was made by Zeps and seconded by Mesmer.

Commissioner Zeps had concerns of the narrowness of the road but understood the reason for this meeting and stated it was good to get the process started since future meetings would allow for additional review.

Chair Parks agreed with concerns of K-32 (Gibbs Road) and asserted that site plan review was forthcoming.

Planner Clyne advised the engineering drawings would be reviewed by the City Engineer for approval.

Commissioner Mesmer stated that it was not uncommon for churches to purchase land for future growth, and he think Wilkerson Crane has the right idea.

Chair Parks stated there was a motion to Approve BSZ-143 and called for a vote.

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

NAY – None

**MOTION PASSED 7 – 0**

## **5. ADJOURNMENT**

Chair Parks announced the Planning Commission meeting was adjourned at 7:26 p.m.