

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 explain 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.