

MINUTES – 3.16.2021 – APPROVED
BONNER SPRINGS PLANNING COMMISSION MEETING

Tuesday, March 16, 2021 – Regular Meeting – 7:00 p.m.

The Planning Commission held this meeting both in person and virtually utilizing GoToMeeting online meeting software.

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1. Meeting **CALLED TO ORDER** by Chair Greg Gebauer at 7:00 p.m.

2. ROLL CALL

Planning Commissioners Present: Larry Clark; Greg Gebauer; Lloyd Mesmer; Sherri Neff; Nick Perica; Paul Zeps

Absent: – None

Quorum Established

Staff Present: Amber Vogan, Assistant City Manager; Mark Lee, City Planner

3. CONSENT

Item #1 – Approval of Minutes of February 16, 2021 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #1. Commissioners were awarded time to comment or ask questions. There were no comments or questions.

Motion to **APPROVE** the **Consent Agenda** was made by Clark and seconded by Neff.

Chair Gebauer asked for those in favor of the motion to state “aye”.

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

NAY – None

MOTION PASSED 6 – 0

4. NEW BUSINESS

Agenda Item #2 – BSZO-01-21; Zoning Ordinance Amendment- Microbreweries, microdistilleries and wineries

Chair Gebauer introduced Agenda Item #2 and called for a staff report. Lee described the amendment to the Zoning Regulations and noted this had been discussed previously in a workshop scenario. Staff had prepared an Ordinance for Planning Commissions review and approval. No discussion or questions for staff were presented.

Chair Gebauer called for a motion.

Motion to **Approve BSZO-01-21** was made by Mesmer and seconded by Perica. With no further discussion, Chair Gebauer called for a vote, Lee proceeded with a roll call vote.

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

NAY – None

MOTION PASSED 6 – 0

Chair Gebauer noted that the item would proceed to Council on March 22, 2021

Agenda Item #3 – ST-21-101 Site Plan Amendment; Quentin's BBQ Kitchen @ The Fuel House

Chair Gebauer introduced Agenda Item #3 and called for a staff report. Lee explained the proposed amendments to the current site plan and how the proposed use would blend into the surrounding Fuel House location.

Commissioner Clark asked if the proposed restaurant was to be dine-in or take-out? Staff stated the proposed facility had no seating located within the building. The applicant stated seating would be available at other areas within the Fuel House location.

Chair Gebauer asked the applicant what the intended hours would be. Applicant stated they would be “normal operating hours, nothing extreme”. Applicant stated they did not have the exact hours of operation ironed out yet. Most likely 10:00am to 10:00pm, essentially lunch and dinner.

Chair Gebauer asked about the staff comment concerning the grease interceptor. Staff explained how the building code requirement may differ from what our regulations state and that the building code will make the final decision in regards to the type of interceptor required.

Chair Gebauer asked about the need for a “used grease” container. Staff, nor the applicant, could provide an answer. One is not indicated on the site plan.

Chair Gebauer asked if any Commissioner had questions or comments for the applicant or staff seeing none, called for a motion.

Motion to **APPROVE ST-21-101 Site Plan Amendment; Quentin's BBQ Kitchen @ The Fuel House** was made by Clark and seconded by Perica. With no further discussion, Chair Gebauer called for a vote, Lee proceeded with a roll call vote.

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

NAY – None

MOTION PASSED 6 – 0

Agenda Item #4 – FP-01-21; Final Plat of Coleman Estates

Chair Gebauer introduced Agenda Item #3 and called for a staff report.

Lee reviewed the staff report explaining the proposed redesign of two existing lots and adding a third. Staff spoke about the additional right of way the city would acquire for future improvements as well as utility easements that were being placed upon the property for future use also.

Chair Gebauer asked if there were any questions for the applicant or staff. The applicant was not present.

With no further comments, Chair Gebauer called for a motion.

Motion to **RECOMMEND APPROVAL of FP-01-21: Coleman Estates Final Plat** was made by Mesmer and seconded by Clark. With no further discussion, Chair Gebauer called for a vote, Lee proceeded with a roll call vote

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

NAY – None

MOTION PASSED 6 – 0

Chair Gebauer stated this item would be forwarded to the City Council for consideration at their April 12, 2021 Council Meeting.

5. REPORTS

Staff reported to the Commission that the April meeting would be preceded by a Board of Zoning Appeals meeting; Neff stated she would remain on the Board and that left us short two members.

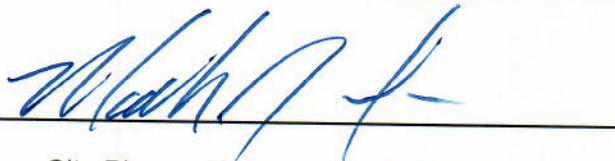
Gebauer asked who was eligible to serve on the Board; Lee explained that the Planning Commissioners and the Board of Zoning Appeals were made up by the same members. Gebauer stated he would remove himself for consideration as he viewed it a conflict between the Planning Chair and Board of Zoning Appeals member.

Mesmer spoke of the potential difficulties present conduct a proper Board of Zoning Appeals meeting when those members typically meet so infrequently. Mesmer stated it was much easier/convenient to utilize Planning Commission members as they meet on a regular basis.

Zeps offered to join the Board of Zoning Appeals, which left Perica as the remaining appointee, Perica offered to join. Gebauer asked how the appointments would be done; Vogan stated the names of the members would be taken to the Mayor. The Mayor is responsible for bringing appointees forward for Council approval. This would take place at either the March 22 or April 12 regular meeting.

6. ADJOURNMENT was at 7:17 p.m.

Submitted for approval on the 18th day of May, 2021.



City Planner/Commission Secretary