

MINUTES – 8.17.2021 – APPROVED
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, August 17, 2021 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Vice-Chair Paul Zeps at 7:00 p.m.

ROLL CALL

Planning Commissioners Present: Paul Zeps; Lloyd Mesmer; Sherri Neff; Nick Perica; Vince Bombardier; Larry Clark
Absent: – Greg Gebauer
Quorum Established
Staff Present: Mark Lee, City Planner

2. **CONSENT**

Item #1 – Approval of Minutes of July 20, 2021 Planning Commission meeting

Vice-Chair Zeps 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 Mesmer and seconded by Neff.

Vice-Chair Zeps asked for those in favor of the motion to state “aye”.

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

NAY – None

MOTION PASSED 6 – 0

3. **UNFINISHED BUSINESS**

None at this time

4. **NEW BUSINESS**

Agenda Item # 4– ST-05-21 - Site/Landscape Plan – Quentin’s BBQ Kitchen - Consider an amended site plan for the addition of Quentin’s BBQ Kitchen to the existing Fuel House site.

Vice-Chair Zeps introduced New Business Item #4 and called for a staff report.

Staff reviewed the report stating that Site and Landscape Plan submittal is required on all sites that carry a Special Use Permit. Staff further explained that a previous site plan had been approved in March of 2021. The applicants had determined that their initial design and site layout was positioned to closely to an existing sewer line, the length of the storage container posed an issue with encroachment into that easement. Staff explained that the applicant has since decided to pursue a more traditional building style that will still blend into and complement the existing site.

Staff further explained that the size of the proposed facility is growing in square footage but does not extend from the primary structure as far as the initial building.

Commissioner Mesmer asked if there would be dining within the proposed building, staff stated no, that it was their understanding it was an order and pick-up facility only and that dining areas would be provided either inside the existing Fuel House or under the existing outdoor covered space.

Vice-Chair Zeps asked if there were any further questions for staff; being none, Vice-Chair Zeps asked if any individuals from the public wished to speak for or against the proposed site and landscape plan, the owner of Quentin's BBQ Kitchen spoke to the eating arrangements and how the intent was to direct individuals to the interior of the building or under the covered outdoor area.

Commissioner Mesmer asked about the "Standing Site Pan Condition" referencing erosion control, Mesmer spoke to the fact that he had visited the site and was curious as to if erosion control would be required due to the facilities location within the parking lot. Staff stated the "Standing Conditions" were typical and placed on all Site/Landscape Plan reviews. Staff stated that more than likely erosion control measures would not be required due to the size and location of the facility.

With no further discussion, Vice-Chair Zeps called for a motion on Agenda Item #4.

Motion to **APPROVE ST-05-21** including Staff recommendations was made by Clark and **seconded** by Mesmer. With no further discussion, Vice-Chair Zeps called for a vote

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

NAY – None

MOTION PASSED 6 – 0

Agenda Item # 5– PP-02-21 - Consider a Preliminary Plat for the Compass 70 Logistics Center, the applicant is requesting approval of a preliminary plat of +/- 159.26 acres with an address of 110 S. 110th Street and a general location of the southwest corner of 110th Street and Riverview Avenue.

Vice-Chair Zeps introduced New Business Item #5 and called for a staff report.

Staff reviewed the report and explained that this item had come before the Planning Commission in February 2021 as well as the Governing Body and been approved by both. Since then, the applicants have determined that the interior lot configuration was not allowing for the size of structures "users" were requesting. They have since gone back and reconfigured the lots to accommodate larger buildings. Staff explained the exterior dimensions of the lot were not changing only the interior layout. Vice-Chair Zeps clarified that only the interior lot dimensions were changing, staff stated he was correct.

Vice-Chair Zeps asked if there were any questions of staff from the Commissioners, being none, Vice-Chair Zeps asked if there were any questions of the applicant.

Dustin Burton of Renaissance Infrastructure Consulting (Design Consultants) was in attendance. Mr. Burton spoke about the previous approval and how interest in Lot 2 was spurring these particular changes. Mr. Burton referenced the staff stipulations within their report, stating 'we have no issue with staff's recommendations and will make the necessary changes and provide the requested information. Mr. Burton went on to say if the Commissioners had any questions of him, he would be more than happy to answer those.

Commissioner Mesmer noted that while the building on Lot 2 has grown in size, it appears as though the finished floor elevation has dropped. Mr. Burton stated this was due to the access road from Riverview and the elevations that it was dictating. Commissioner Mesmer went on to state that it appears as though the overall square footages of the proposed buildings has actually shrunk in size and the revised layout closely mirrors what was previously approved. Commissioner Mesmer asked if the change in elevation was due to topography of the site, Mr. Burton stated to some extent that was the case. Commissioner

Mesmer asked; what, if any, impact the proposed roundabout on 110th St would have on the proposed truck traffic. Mr. Burton stated; while this was not necessarily a preferred intersection design for large truck traffic, the project was being spearheaded by Edwardsville and that it would be navigable by the trucks and not pose an issue. Commissioner Mesmer asked if there could potentially be access issues with Lot 1 further to the south, referencing the proposed roundabout. Mr. Burton thought that most of the large truck traffic would more than likely access the site from the north off of Riverview Avenue.

Vice-Chair Zeps stated there was significant interest from the public regarding traffic flows and patterns; he questioned whether any of that traffic volume had changed or was anticipated to change with this proposed plat. Mr. Burton stated that no change in traffic was anticipated and it should remain the same as initially proposed.

Discussions between Commissioners and Mr. Burton continued. These discussions revolved around the location of the accesses into and out of the facility and the roundabout.

With no further discussion, Vice-Chair Zeps called for a motion.

Motion to **APPROVE PP-02-21 including Staff recommendations** was made by Clark and **seconded** by Mesmer. With no further discussion, Vice-Chair Zeps called for a vote

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

NAY – None

MOTION PASSED 6 – 0

Agenda Item # 6– FP-03-21 - Consider a Final Plat for the Compass 70 Logistic Center.

Vice-Chair Zeps introduced New Business Item #6 and called for a staff report.

Staff reviewed the report, stating this was the final plat of the previously viewed preliminary plat. Commissioner Mesmer asked if he understood correctly that the majority of traffic entering and exiting the site would do so from Riverview Avenue. Mr. Burton stated that he anticipated traffic for Lot 1 and Lot 3 to utilize the entrances and exits from both 110th and Riverview.

Vice-Chair Zeps asked if any Commissioners had any further questions for the applicant, there was none; Vice-Chair Zeps asked if anyone from the public wished to speak for or against the item, there were none.

With no further discussion, Vice-Chair Zeps called for a motion.

Motion to **APPROVE FP-03-21 including Staff recommendations** was made by Mesmer and **seconded** by Clark. With no further discussion, Vice-Chair Zeps called for a vote.

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

NAY – None

Abstain -

MOTION PASSED 6 – 0

Agenda Item # 10 - CITY PLANNER'S REPORTS

Staff spoke about the upcoming agenda items

- Site and Landscape Plan for Lot 1 of the Compass 70 Logistic Center
- Special Use Permit for the Bonner Industrial Park – Public Hearing – proposed use is a service center for commercial grade/size trucks as well as sales. The sales portion of the request triggers the SUP requirement.

- Staff informed the Commissioners that this would be the last meeting to take place in the gymnasium and that next month's meeting and future meetings would be conducted in the new City Hall Council Chambers.
 - Commissioner Zeps asked if there was any news on the proposed micro-brewery, staff gave a brief synopsis and stated they had not heard any information regarding that use.
 - Staff spoke about the upcoming Tiblow Days celebration, City facilities dedication ceremony and the Mayor's Banquet
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Agenda Item # 9 - ADJOURNMENT

Vice-Chair Zeps adjourned the meeting at 7:35pm.