

PLANNING COMMISSION MEETING MINUTES

Tuesday, August 27, 2013 @ 7:00 p.m.

MEMBERS PRESENT: Craig Stephan, Sherri Neff, Merle Parks, Jason Krone, Robin Neal and Dave Pierce

MEMBER ABSENT: Lew Kasselmann

PRESENT: Don Slone, AICP, CFM, Planning Director
Terry Barlow, Departmental Administrative Assistant

Chairman Parks called the meeting to order at 7:04 p.m. and asked for a roll call. Roll call listed above.

Chairman Parks introduced **Item No. 1: Approval of Minutes** and called for a motion to approve the minutes of the April 23, 2013 Planning Commission meeting. Commissioner Pierce made a motion to approve the minutes as written with a second from Commissioner Stephan. Chairman Parks asked if there were any questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as written.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: ITEM NO. 2: Election of Officers:** and asked for nominations for Chairman.

Commissioner Pierce nominated Merle Parks for Chairman with a second from Commissioner Stephan. Chairman Parks asked if there were any further nominations. Seeing none he called for a vote. Motion passed 4-0 for Merle Parks to remain as Chairman of the Planning Commission.

Chairman Parks asked for nominations for Vice-Chairman. Commissioner Stephan nominated Dave Pierce for Vice-Chairman with a second from Commissioner Krone. Chairman Parks asked if there were any further nominations. Seeing none he called for a vote. Motion passed 4-0 for Dave Pierce to remain as the Vice-Chairman.

Chairman Parks asked for nominations for Secretary. Commissioner Pierce nominated Don Slone, Planning Director, as Secretary with a second from Commissioner Neff. Chairman Parks asked if there were any further nominations. Seeing none he called for a vote. Motion passed 5-0 for Don Slone, Planning Director to remain as the Secretary of the Planning Commission.

Chairman Parks introduced **Item No. 3: Special Use Permit: SUP-129: "CSM Bakery Products Office Facility"**, Requested by Mike Brune, Corporate Engineer for CSM Bakery Products, property owners of record. This request is for a Special Use Permit in order to allow the continued placement of a temporary/portable/pre-manufactured office facility. A Special Use Permit was approved by the City on September 16, 2010 under Ordinance No. 2287 for CSM Bakery Products that permitted the existing temporary facility. The property is zoned I-2, Heavy Industrial District and located at 2410 S. Scheidt Lane.

Chairman Parks opened the public hearing at 7:07 p.m. and asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item subject to the conditions listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Mike Brune, Corporate Engineer for CSM Bakery Products, 2410 S Scheidt Lane**, stated that they were in agreement with the conditions listed in the Staff Report. The temporary trailer is actually being used as office space as the employees are not allowed to leave the bakery building in their work clothes so the offices inside the building were moved to the temporary trailer. CSM Bakery has also been sold and has a new owner.

Chairman Parks asked if anyone in the audience had any questions or comments. Chairman Parks asked if the Planning Commission had any comments or questions. Seeing none he closed the public hearing at 7:10 p.m. and asked for a motion.

Commissioner Pierce made a motion to approve with the listed conditions. Commissioner Krone seconded the motion.

Chairman Parks asked if the Planning Commissioners had any questions or comments. Seeing none he called for a vote. Motion passed 5-0.

This item will be forwarded to the Governing Body on September 23, 2013.

Chairman Parks introduced **Item No. 4: Comprehensive Plan/Rezoning Extension: BSCP-22/BSZ-128, "Richland Apartments"** Requested by Daniel Foster, Schlagel & Associates for Guy Tiner, Tiner Development, property owner of record. The request is for a six (6) month extension to the Comprehensive Plan Change, Commercial to High-Density Residential and Rezoning from C-2, General Business District to Multi-Family Residential District for the previously approved 24 unit, one and two-bedroom apartment complex located at 13100 Richland Avenue.

Chairman Parks turned the meeting over to Vice Chairman Pierce at 7:15 p.m. due to a conflict of interest as his firm represents Mr. Tiner.

Vice-Chairman Pierce asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item subject to the conditions listed in the Staff Report.

Vice-Chairman Pierce asked if the applicant would like to address the Planning Commission. **Daniel Foster, Schlagel & Associates for Guy Tiner, Tiner Development**, stated that they were in agreement with all the conditions listed. They are still in the process of financing the project and are waiting for the development agreement to be signed by the City and Mr. Tiner. The site plan has been approved and the building permit applied for but not issued as of this date.

Vice-Chairman Pierce asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the four months listed in the Staff Report with a second from Commissioner Neff.

Vice-Chairman Pierce asked if there were any further questions from the Planning Commission. Commissioner Krone asked if the project could be extended again and the Planning Director stated that this was the only extension that would be given on the project.

Vice-Chairman Pierce asked the Planning Director if they don't get it done by within the specified time frame, would Mr. Tiner have to start the process all over again and the Planning Director stated yes.

Commissioner Stephan asked if the development agreement was holding up the progress for the financing. The Planning Director stated that Mr. Tiner's attorney had the development agreement and has not returned it to the City as of this date.

Mr. Tiner stated that he should have been more diligent and making sure the process was moving along at a faster pace.

Vice-Chairman Pierce asked if there were any further questions or comments from the Planning Commission. Seeing none he called for a motion. Commissioner Stephan made a motion to approve with the four months listed conditions in the Staff Report with a second from Commissioner Neff.

Vice-Chairman Pierce asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 4-1. Commissioner Pierce voted no because he thought the extension should run a full six months from the meeting tonight.

Commissioner Neal entered the meeting at 7:30 p.m.

Chairman Parks introduced **Item No. 5: Site Plan: ST-13-102, "KCB Bank ATM"**, Requested by Paul Bush, Vice-President, KCB Bank, under lease from Northridge Ltd., property owners of record. This request is to install an ATM drive through facility on property zoned C-2, General Business District located at 13100 Kansas Avenue.

Vice-Chairman Pierce asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item subject to the conditions listed in the Staff Report.

Vice-Chairman Pierce asked if the applicant would like to address the Planning Commission. **Mr. Paul Bush, Vice President, KCB Bank**, stated they were in agreement with the Staff Report. He said having the

ATM will make this branch and E-Branch or a full service facility. If they move to another location the ATM will go with them. Mr. Bush commented that there was adequate parking and that the spaces they were going to utilize for the ATM were actually designated for the bank employees only.

Vice-Chairman Pierce asked if there were any further questions from the Planning Commission. Seeing none he called for a motion. Commissioner Krone made a motion to approve with the listed conditions in the Staff Report with a second from Commissioner Stephan.

Vice-Chairman asked if there was any further discussion from the Planning Commission. Commissioner Stephan asked if there had been any concerns from the other tenants in the building about the ATM and Mr. Bush stated not to his knowledge.

Commissioner Krone asked if it would be better to put a pad in the grass and Mr. Bush stated that it would be in the utility easement/right-of-way and would not be allowed.

Vice-Chairman Pierce asked if there were any further questions or comments. Seeing none he called for a vote. Motion passed 5-0. Chairman Parks abstained.

Chairman Parks introduced **Item No. 6: Zoning Ordinance Amendment: BSZP-122: "Off-Street Parking & Loading Regulations"**, A request by the Bonner Springs Planning Commission to consider two amendments to the Zoning Ordinance, Article XXIII: Off-Street Parking and Loading Regulations, Section 2, General Provisions and Section 2(2) Residential Districts.

Chairman Parks opened the public hearing at 7:42 p.m. and asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item as listed in the Staff Report.

Chairman Parks asked if there were any questions from the Planning Commission. Seeing none he closed the public hearing at 7:44 p.m. called for a motion. Commissioner Neff made a motion to approve with the listed conditions in the Staff Report with a second from Commissioner Krone.

Chairman Parks if there were any further questions or comments. Seeing none he called for a vote. Motion passed 6-0.

This item will be forwarded to the Governing Body on September 23, 2013.

Chairman Parks introduced **Item No. 7: ITEM NO. 7: Zoning Ordinance Amendment: BSZP-123: "Minimum Sight Triangle"**, A request by the Bonner Springs Planning Commission to consider an amendment to the Zoning Ordinance, Article XXII: Supplementary District Regulations, Section 9, Minimum Sight Triangle.

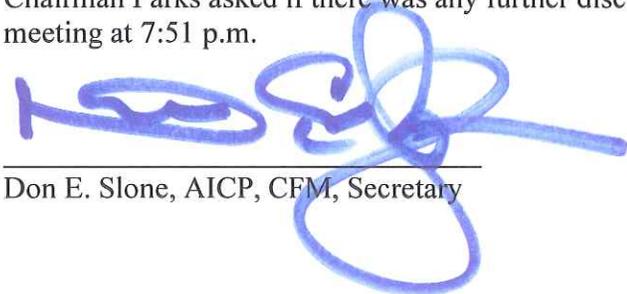
Chairman Parks opened the public hearing at 7:45 p.m. and asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of the item as listed in the Staff Report.

Chairman Parks asked if there were any questions from the Planning Commission. Seeing none he closed the public hearing at 7:47 p.m. and called for a motion. Commissioner Stephan made a motion to approve with the listed conditions in the Staff Report with a second from Commissioner Pierce.

Chairman Parks if there were any further questions or comments. Seeing none he called for a vote. Motion passed 6-0.

This item will be forwarded to the Governing Body on September 23, 2013.

Chairman Parks asked if there was any further discussion or other items. Seeing none, he adjourned the meeting at 7:51 p.m.



Don E. Slone, AICP, CFM, Secretary