



City of Bonner Springs

PLANNING COMMISSION AGENDA

CITY HALL COUNCIL CHAMBERS

TUESDAY, JANUARY 28, 2014

STUDY SESSION @ 6:00 P.M.

REGULAR MEETING @ 7:00 P.M.

PLANNING COMMISSION MEMBERS:

PLEASE CONTACT DON SLONE @ 667-1708

NO LATER THAN 12:00 NOON, TUESDAY, JANUARY 28, 2014,

IF YOU WILL BE UNABLE TO ATTEND

PREPARED BY:

DON E. SLONE, AICP, CFM
PLANNING DIRECTOR

PEOPLE

PLANNING

PROGRESS

City of Bonner Springs
Planning Commission Agenda
Tuesday, January 28, 2014

Study Session 6:00 p.m.

- Planning Commission presentation on the final update on the 134th Street Utility Relocation Project; and
- Planning Commission discussion on proposed amendments to the "O" Office District Zoning Regulations continued from the September 24, 2013 Study Session.

Planning Commission Meeting – 7:00 p.m.

Call to Order: Time: _____

Roll Call:

ITEM NO. 1: Approval of Minutes: The regular Planning Commission meeting held December 17, 2013.

Motion: _____ Second: _____

1. Board Discussion

For: _____ #Against: _____

New Business:

ITEM NO. 2: Site Plan: ST-14-100, "Nettleton Manor Parking Lot Revision" Requested by Brian Hill, P.E., MKEC Engineering for GP Nettleton LLC, property owners of record. The Site Plan is submitted in order to revise the existing parking in front of the High-Rise Senior Housing building to add nine (9) additional parking spaces which include four (4) additional handicapped spaces. The property is zoned C-1, Central Business District located at 111 E. Kump Avenue.

1. Staff Presentation / Applicant Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

ITEM NO. 3: Site Plan: ST-14-101, "El Potro Mexican Cafe Patio Addition" Requested by Scott Mosburg, Mosburg and Associates, property owners of record. The Site Plan is being submitted in order to construct a 336 square foot outdoor patio addition on 0.91 acres zoned C-2, General Business District located at 13035 Canaan Center Drive.

1. Staff Presentation / Applicant Presentation
2. Public Comment

Motion: _____ Second: _____

3. Board Discussion

For: _____ #Against: _____

Adjournment Time: _____

ITEM NO. 1

Approval of Minutes of the December 17, 2013 Planning Commission Meeting

PLANNING COMMISSION AGENDA
Tuesday, January 28, 2014 – 7:00 p.m.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE MINUTES

NARRATIVE: The minutes of the December 17, 2013 meeting are attached.

PLANNING COMMISSION MEETING MINUTES

Tuesday, December 17, 2013 @ 7:00 p.m.

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

PRESENT: Don Slone, AICP, CFM, Planning Director

Chairman Parks called the meeting to order at 7:02 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 September 24, 2013 Planning Commission meeting. Commissioner Kasselmann made a motion to approve the minutes as written with a second from Commissioner Stephan. Chairman Parks asked to have the minutes corrected to add a comment under Item No. 4, "that the applicant agreed with the added condition for the restaurant space shall not exceed 50% of the floor area". The motion was amended and the minutes will be corrected to reflect the change. Chairman Parks asked if there were any other questions or comments about the minutes. Seeing none, he called for a vote. The minutes were approved as amended.

NEW BUSINESS:

Chairman Parks introduced **Item No. 2: Preliminary Plat (Extension): PT-13-100, "The Villages"** Requested by Joseph F. Reardon, McAnany, Van Cleave & Phillips, P.A. for Guy B. Tiner, property owner of record. The request is for a six (6) month extension for the Preliminary Plat approved by the Planning Commission on January 22, 2013.

Chairman Parks asked for Staff Presentation. Staff presented its recommendations to the Planning Commission. Staff recommends approval of this item as listed in the Staff Report.

Chairman Parks asked if the applicant would like to address the Planning Commission. **Joseph F. Reardon, Van Cleave & Phillips, P.A.**, stated that he and his client, Guy Tiner are in agreement with Staff's recommendation. Mr. Reardon reiterated his clients position with regard to the statements listed in his letter to the Planning Director. He stated that he would be happy to answer any questions.

Chairman Parks noted that no one from the public was in the audience. Seeing none he called for a motion. Commissioner Kasselmann made a motion to approve as listed in the Staff Report. Commissioner Stephan seconded the motion.

Commissioner Stephan asked Mr. Tiner if the six (6) month extension was enough time. Mr. Tiner stated he would like a year. Chairman Parks asked the Planning Director if more than six (6) month extension was permitted. Mr. Slone stated that per Section 2(3) of the Subdivision Regulations, six (6) months is the maximum allowed as reflected in the Staff Report. Mr. Slone stated that if the Planning Commission approves the extension and the developer revises the preliminary plat, they will automatically have an additional one year to complete the final plat and public improvement plans.

Chairman Parks asked if the Planning Commissioners had any further questions or comments. Seeing none he called for a vote. Motion passed 7-0.

Chairman Parks asked if there was any further discussion. Seeing none, he adjourned the meeting at 7:17 p.m.

Don E. Slone, AICP, CFM, Secretary

ITEM NO. 2

Site Plan: ST-14-100, "Nettleton Manor Parking Lot Revision" Requested by Brian Hill, P.E., MKEC Engineering for GP Nettleton LLC, property owners of record. The Site Plan is submitted in order to revise the existing parking in front of the High-Rise Senior Housing building to add nine (9) additional parking spaces which include four (4) additional handicapped spaces. The property is zoned C-1, Central Business District located at 111 E. Kump Avenue.

PLANNING COMMISSION AGENDA Tuesday, January 28, 2014 – 7:00 p.m.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM AS LISTED IN THE STAFF REPORT

NARRATIVE: A Staff Report is included in the agenda. Staff will be present to answer any questions.

SITE PLAN: NETTLETON MANOR PARKING LOT REVISION
Case No.: ST-14-100
Applicant: Brian Hill, PE, MKEC Engineering
Owner: GP Nettleton LLC
Engineer: Brian Hill, PE, MKEC Engineering
Location: 111 E. Kump Avenue (Lots 13-16, Bonner Springs)
Zoning: C-1, Central Business District
Lot Size: 1.12 acres
Building Use: High-Rise Senior Housing
Parking: Minimum parking previously met

Staff Analysis:

The Site Plan is submitted in order to revise the existing parking in front of the building to add nine (9) additional parking spaces which include four (4) additional handicapped spaces. The submitted Site Plan does meet the minimum submittal requirements for Site Plan in the Zoning Ordinance.

Staff Recommendation:

The Development Staff recommends approval of the Site Plan subject to the six (6) listed conditions to include all Standing Conditions listed below:

1. Revise Sheet 1 to add a Note: Paint "No Parking – Fire Lane" in "Red" along the curb line in front of the building. The 20' aisle lane is required for Fire Department access;
2. Revise Sheet 1 to add a Note: Paint the "One-Way Arrows" as shown on the asphalt surface to designate one-way traffic;
3. Revise Sheet 1 to add a Note: Provide Storm Inlet Protection for the two (2) storm inlets during construction";
4. Revise Sheet 1 to add a Note: Install a "Do Not Enter" Sign at Kump Avenue;
5. Revise Sheet 1 to add a Note: Install a "One Way Only" Sign at Allcutt Avenue; and
6. Resubmit two (2) full size sheets and one (1) PDF copy of the revised Site Plan to the Planning Department to address all the above conditions for the Planning Director's final approval.

Standing Site Plan Conditions:

1. Changes or deviations from the approved site plan shall require resubmittal to the Planning Department for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required; and
2. Site Plans are valid for 180 days from the date of approval.

Review Comments Received from the Development Review Team:**Planning Director:**

1. Revise Sheet 1 to add a Note: Paint "No Parking – Fire Lane" in "Red" along the curb line in front of the building. The 20' aisle lane is required for Fire Department access;
2. Revise Sheet 1 to add a Note: Paint the "One-Way Arrows" as shown on the asphalt surface to designate one-way traffic; and
3. Revise Sheet 1 to add a Note: Provide Storm Inlet Protection for the two (2) storm inlets during construction.

Building Official:

1. Revise Sheet 1 to add a Note: Install a "Do Not Enter" Sign at Kump Avenue; and
2. Revise Sheet 1 to add a Note: Install a "One Way Only" Sign at Allcutt Avenue.

City Engineer:

Note: There are two things that need to be understood about the proposed design (Noted for the Record).

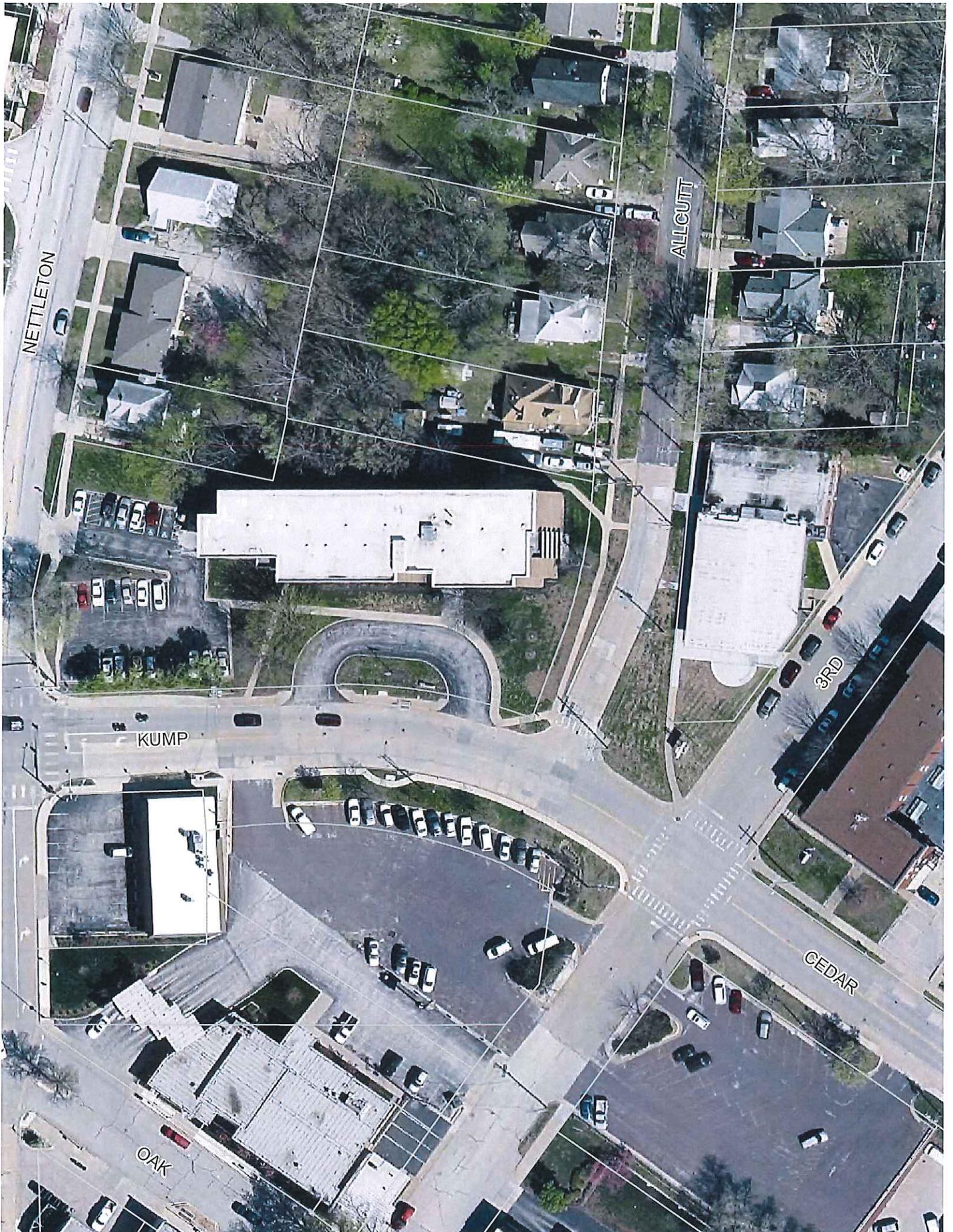
1. If there are three or more vehicles that want to enter from Allcutt at the same time, and there is a que of three or more vehicles wanting to turn from Allcutt onto Kump, vehicles waiting to enter the driveway may block traffic on Kump; and
2. If there are three or more vehicles wanting to enter from Allcutt at the same time, and the driveway is blocked with another vehicle traffic on Kump may be blocked.

Economic Development Director: No objections.

Public Works Director:

1. Need to consider potential sight distance issues regarding the proposed monument sign. This would depend upon height and location relating to where cars stop on Allcutt; and
2. The new proposed entrance is only 44' from Kump. If cars are stopped on Allcutt at Kump, they could block the entrance. Nettleton Manor may want to install a "Do Not Block Drive" sign on Allcutt East/North of the entrance. (Recommended)

Utilities Director: No objections.



NETTLETON

ALLCUTT

KUMP

3RD

CEDAR

OAK

ITEM NO. 3

Site Plan: ST-14-101, "El Potro Mexican Cafe Patio Addition" Requested by Scott Mosburg, Mosburg and Associates, property owners of record. The Site Plan is being submitted in order to construct a 336 square foot outdoor patio addition on 0.91 acres zoned C-2, General Business District located at 13035 Canaan Center Drive.

PLANNING COMMISSION AGENDA
Tuesday, January 28, 2014 – 7:00 p.m.

PRESENT	Stephan	_____
	Neff	_____
& VOTE:	Kasselman	_____
	Parks	_____
	Krone	_____
	Neal	_____
	Pierce	_____

MOTION: _____

SECOND: _____

ACTION: MAKE A MOTION TO APPROVE

STAFF RECOMMENDATION: STAFF IS RECOMMENDING APPROVAL OF THIS ITEM AS LISTED IN THE STAFF REPORT

NARRATIVE: A Staff Report is included in the agenda. Staff will be present to answer any questions.

SITE PLAN: EL POTRO MEXICAN CAFE PATIO ADDITON
Case No.: ST-14-101
Applicant: Scott Mosburg, Mosburg & Associates
Owner: Mosburg & Associates
Location: 13035 Canaan Center Drive (Lot 7, Canaan Center Lots 7 and 8)
Zoning: C-2, General Business District
Lot Size: 0.91 acres
Building Use: Restaurant (Old Mazzio's Building)
Parking: Minimum parking previously met.

Staff Analysis:

The Site Plan is being submitted in order to construct a 336 square foot outdoor patio addition as an extension of the restaurant. The submitted Site Plan does meet the minimum submittal requirements for Site Plan in the Zoning Ordinance.

Staff Recommendation:

The Development Staff recommends approval of the Site Plan subject to the six (6) listed conditions to include all Standing Conditions listed below:

1. Revise the Site Plan to add a Note: Paint "No Parking – Fire Lane" in "Red" along the curb line along the south side of the drive lane due to the minimum 20' aisle to meet the Fire Code;
2. Revise the Site Plan to add a Note: Paint "One-Way Arrows" on the asphalt surface to designate one-way traffic;
3. Correct the spelling of the property address from Cannon Center Drive to Canaan Center Drive;
4. Install the missing "Doors" on the existing "Trash Enclosure" as required under Article XVI, Section 7(1) that the Trash, Grease and Business Enclosures shall be screened on all four sides from public view;
5. The 24' x 14' Patio Cover will require the issuance of a Building Permit; and
6. Resubmit two (2) full size sheets and one (1) PDF copy of the revised Site Plan to the Planning Department to address all the above conditions for the Planning Director's final approval.

Standing Site Plan Conditions:

1. Changes or deviations from the approved Site Plan shall require resubmittal to the Planning Department for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required; and
2. Site Plans are valid for 180 days from the date of approval by the Planning Commission.

Review Comments Received from the Development Review Team:

Planning Director:

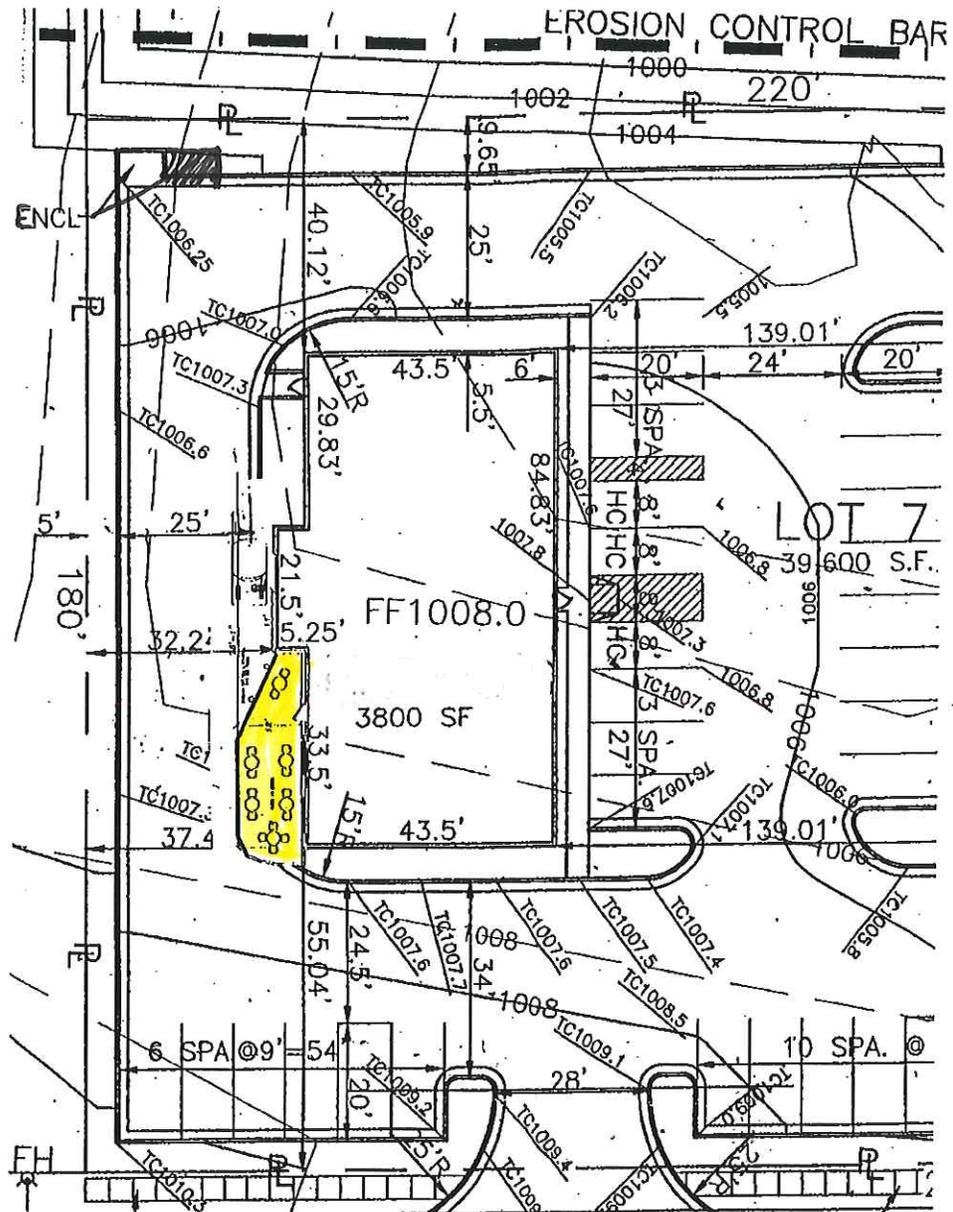
1. Revise the Site Plan to add a Note: Paint "No Parking – Fire Lane" in "Red" along the curb line along the south side of the drive lane due to the minimum 20' aisle to meet the Fire Code;
2. Revise the Site Plan to add a Note: Paint "One-Way Arrows" on the asphalt surface to designate one-way traffic;
3. Install the missing "Trash Enclosure Doors" on the existing Trash Enclosure as required under Article XVI, Section 7(1) that the Trash, Grease and Business Enclosures shall be screened on all four sides from public view; and
4. Correct the spelling of the property address from Cannon Center Drive to Canaan Center Drive.

Building Official:

1. The 24' x 14' Patio Cover will require the issuance of a Building Permit.

City Engineer:	No objections.
Economic Development Director:	No objections.
Public Works Director:	No objections.
Utilities Director:	No objections.

TRAILS



N N SITE PLAN PATIO LAYOUT

DEC 13 2013

DATE	REVISIONS	BY
12-12	Revised at Patio Cover	WE
11-20	Revised per Conf 11-20	WE
1-19	Revised per Conf 11-19	WE
1-14	InPut New Equip. & Seating	WE
1-13	Adj Field Dims to Bldg	WE

PROJECT

EL POTRO

MOSBURG & ASSOCIATES

13035 Cannon Center Drive

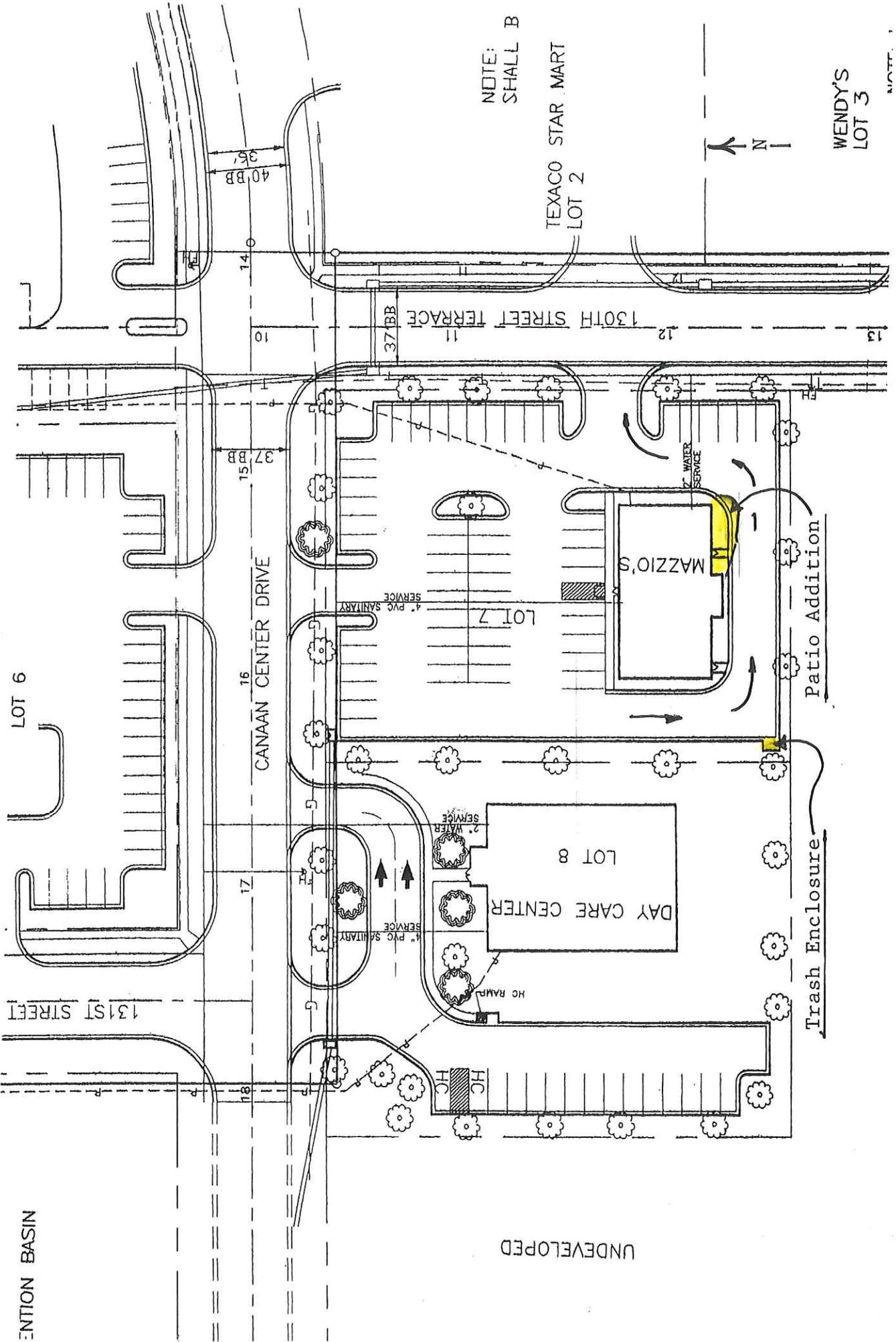
Bonner Springs, Kansas 66012

DATE	10-14-13
SCALE	1/4"=1'-0"

B Food Service Equipment
& Contract Department
236 North 7th Street

DWG NO.	1706A
PROJECT CODE	216958
SHEET NO.	

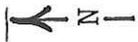
ST-A-101



NOTE:
SHALL B

TEXACO STAR MART
LOT 2

WENDY'S
LOT 3



NOTE: 1

ENTION BASIN

UNDEVELOPED

LOT 6

CANAAN CENTER DRIVE

130TH STREET TERRACE

131ST STREET

LOT 7

MAZZIO'S

Patio Addition

DAY CARE CENTER

LOT 8

Trash Enclosure

40' BB

14'

10'

37' BB

15'

4'

16'

17'

18'

4" PVC SANITARY SERVICE

4" PVC SANITARY SERVICE

2" WATER SERVICE

2" WATER SERVICE

2" WATER SERVICE

HC RAMP

HC

HC

