

AGENDA

BONNER SPRINGS PLANNING COMMISSION MEETING

City Hall – 205 E. 2nd Street – Bonner Springs, KS 66012

Tuesday, March 19, 2019

Study Session -- 6:15 p.m. -- Regular Meeting -- 7:00 p.m.

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Study Session – 6:15 p.m.

1. Bartlett & West -- Water & Sewer Master Planning presentation - Q&A to follow
- =====

Regular Meeting – 7:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

3. CONSENTA AGENDA

Item #1 – Approval of Minutes of February 19, 2019 Planning Commission meeting

Staff recommends APPROVAL of the February 19, 2019 Planning Commission meeting minutes.

4. PUBLIC HEARING

Item #2 – SUP-142 Special Use Permit for Auto Sales at 13020 Kansas Avenue

Request for a Special Use Permit for Auto Sales at KC Liquor located at 13020 Kansas Avenue in Bonner Springs. Property is zoned C-2. The business will be located in a separate office with the retail store. All transactions will be handled via phone and internet. There will be no on-site inventory.

The Applicant has been made aware of the regulations and conditions of staff's recommendation for this Special Use Permit.

Staff recommends the Planning Commission recommend APPROVAL of SUP-142 with the conditions listed in the staff report.

5. ADJOURNMENT

ITEM NO. 1

CONSENT

Approval of Minutes: Planning Commission meeting minutes held February 19, 2019.

Announce item: **Approval of Minutes of February 19, 2019 Planning Commission meeting**

Discussion amongst Commissioners

Call for a motion

Call for a second (if necessary)

Ask all in favor state "aye"

Ask for "nay"

Announce voting results

ACTION: Make a motion to approve or deny

STAFF RECOMMENDATION: Staff recommends approval of the February 19, 2019 Planning Commission Meeting Minutes

BACKGROUND: The minutes of the February 19, 2019 meeting are attached

MOTION by: _____

SECOND by: _____

AYE: Krone _____
Mesmer _____
McMahan _____
Neff _____
Parks _____
Pierce _____
Stephan _____

NAY: _____

ABSTAIN: _____

MOTION: Pass Fail

RESULTS: _____ -- _____ -- _____

MINUTES
BONNER SPRINGS PLANNING COMMISSION MEETING

City Hall – 205 E. 2nd Street – Bonner Springs, KS 66012
Tuesday, February 19, 2019 -- Regular Meeting -- 7:00 p.m.

1. Meeting **CALLED TO ORDER** by Chair Merle Parks

2. **ROLL CALL**

Chair Parks requested roll call.
City Planner, Rachel Clyne called roll.

Present: Jason Krone, Lloyd Mesmer, Sherri Neff, Merle Parks, and Craig Stephan

Absent: Tyler McMahan and Dave Pierce

Quorum Established

Item #1 -- Approval of the January 22, 2019 BSPC Minutes

Chair Parks introduced Item #1. Commissioners were awarded time to comment or ask questions. Following discussion --

Motion to **APPROVE** made by Krone, seconded by Stephan

Chair Parks instructed all in favor to say "aye"

AYE – Krone, Mesmer, Neff, Parks, Stephan

NAY – None

MOTION PASSED 5 – 0

3. **NEW BUSINESS**

Item #2 – SUP-141 – Special Use Permit for Auto Sales & Service at 611 W. 2nd St.

Chair Parks introduced Item #2. Clyne presented staff report for SUP-141. Staff recommended the Planning Commission recommend Approval with the conditions listed in the staff report. The applicant, Wiley Saulsbury, was present and available for questions. Following discussion with the applicant and amongst the Board members, Chair Parks called for a motion.

Motion to **APPROVE** made by Stephan, seconded by Mesmer

Following further discussion to clarify the conditions associated with the approval –

Amended Motion to APPROVE was made by Krone and seconded by Mesmer.

AYE – Krone, Mesmer, Neff, Parks, Stephan

NAY – None

MOTION PASSED 5 – 0

4. **ADJOURNMENT**

Chair Parks called for adjournment.

All members present stated "AYE" to **ADJOURN** the meeting at 7:37 p.m.

ITEM NO. 2

PUBLIC HEARING

SUP-142 – Special Use Permit for Auto Sales & Service at 13020 Kansas Avenue

Announce item: SUP-142 – Special Use Permit for Auto Sales & Service

Request staff report

Questions for staff

Open public hearing

Ask if Applicant is present

Ask questions of Applicant

Ask if anyone in attendance wishes to speak for or against the item

Ask public to state Name and Address before speaking

(All comments and questions directed to the Chair)

Close the public hearing

Call for a motion

Call for a second *(if necessary)*

Discussion amongst Commissioners

Questions for staff

Call for a vote

Announce voting results

Advise item will be heard before the Governing Body: March 25, 2019 meeting at 7pm

STAFF RECOMMENDATION: Staff recommends approval of SUP-142 with the conditions:

- 1) Display of inventory (vehicles) shall not be allowed on the premises (parking lot).
- 2) Special Use Permit shall expire if the land on which the use is operated is sold, or if leased upon termination of the lease.
- 3) Special Use Permit shall expire when the operation of the approved use is discontinued.
- 4) Special Use Permit shall not transfer to another person or to a different location.
- 5) Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.

BACKGROUND: Staff report; SUP application

MOTION by: _____

SECOND by: _____

VOTE: Krone _____
Mesmer _____
McMahan _____
Neff _____
Parks _____
Pierce _____
Stephan _____

MOTION: Pass Fail

RESULTS: _____ -- _____ -- _____

Staff Report

To: Bonner Springs Planning Commission
From: Rachel Clyne, City Planner
Date: March 13, 2019
Subject: **SUP-142 – Request by Jeong Won (Victor) Choi for Special Use Permit for Auto Sales at 13020 Kansas Avenue**

It is requested that the following information be given formal consideration by the Planning Commission at its regular meeting of March 19, 2019.

Subject Property

The subject property is located on the north side of Kansas Avenue to the west of KS-7 in the strip center. Business will be conducted in a separate office located inside of the retail store at 13020 Kansas Avenue. The current zoning is C-2 (General Business District) and the Future Land Use designation is Commercial. The property's legal description is "S 188Ft of Lot 3, Block 1, Tiblow Centre subdivision. This property is owned by Sun S. Lee and Kyu S. Lee and currently operates as the KC Liquor retail store.

Discussion

The applicant, Mr. Jeong Won (Victor) Choi requests a Special Use Permit for Auto Sales & Service at a separate office located inside the retail space at 13020 Kansas Avenue. The owners are aware of the Special Use Permit application and support the proposed use. Mr. Choi would like to buy and sell vehicles, which requires an automotive dealer's license. The applicant will conduct all activities and transactions on-line or via telephone. The business will not park or display any vehicles associated with the automotive buying and selling operations. Included with this staff report are the application and a location map about the requested Special Use Permit.

Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** of **SUP-142** with the conditions:

- 1) Display of inventory (vehicles) shall not be allowed on the premises (parking lot).
- 2) Special Use Permit shall expire if the land on which the use is operated is sold, or if leased, upon termination of the lease.
- 3) Special Use Permit shall expire when the operation of the approved use is discontinued.
- 4) Special Use Permit shall not transfer to another person or to a different location.
- 5) Special Use Permit may be revoked by the Governing Body for violation of and/or non-compliance with the Municipal Code of Ordinances of the City of Bonner Springs, Kansas.

CITY OF BONNER SPRINGS

APPLICATION FOR SPECIAL USE PERMIT

City Staff to complete this section

Case Number: SUP-

142

Date: 2/13/2019

Project Name: Card dealer special permit

WHO SHOULD APPLY: The owner, applicant or developer shall submit a special use permit application for any land use that requires a Special Use Permit by the City's Zoning Ordinance.

PRE SUBMITTAL CONFERENCE: A pre-submittal meeting with the City Planner is required prior to submittal.

APPLICATION COST: The filing fee is \$300.00 + postage/notification @ \$12.00 per property owner for the required 200' notification listing + \$25.00 for the first Public Notice Sign and \$10.00 for each additional sign. The City Planner will bill the applicant for all publishing costs associated with this request.

REVIEW AND APPROVAL: All applications shall be reviewed by the Planning Commission during the Public Hearing. Their recommendation will then be submitted to the Governing Body for final action.

SUBMITTAL REQUIREMENTS: All applications shall be accompanied by a sketch site plan or survey with the proposed area, drawn to scale, showing location of buildings, parking and other pertinent data concerning the operation of the proposed use. Fourteen (14) full size copies, 11" x 17" maximum, and an electronic PDF copy of all drawings is required at time of submission. The electronic PDF copy may be emailed to the City Planner.

Name of Applicant (Print): Jeony won Choi Phone: 913 721 7027

Address: ~~13020 Kansas Ave, Bonner Springs, KS 66012~~ 16227 W 77th St, Shawnee KS, 66207

E-mail (Required): IVINTERNATIONAL7@gmail.com

Record Property Owner (Print): _____ Phone: 913 721 7027

Property Address: 13020 Kansas Ave, Bonner Springs, KS 66012 Zip Code: 66012

Parcel No.: _____ Quarter Section: _____ Section/Township/Range: _____

Legal Description of the Tract (May be attached): _____

Tract Acreage: _____ General Location/Address: _____

Present Zoning/Use: _____ Requested Use: _____

I HEREBY CERTIFY THAT THE INFORMATION HEREIN SUBMITTED IS COMPLETE, TRUE AND ACCURATE AND THAT I/WE HAVE BEEN NOTIFIED ON THE DEVELOPMENT PROCEDURES AND GUIDELINES REQUIRED.

SIGNATURE OF APPLICANT: [Signature] Date: 2/13/2019

(Please type or print name of applicant): Jeony won Choi

SIGNATURE OF PROPERTY OWNER: _____ Date: _____
(If owner is different than applicant, owner must sign)

(Please type or print name of owner): Chun S. Lee

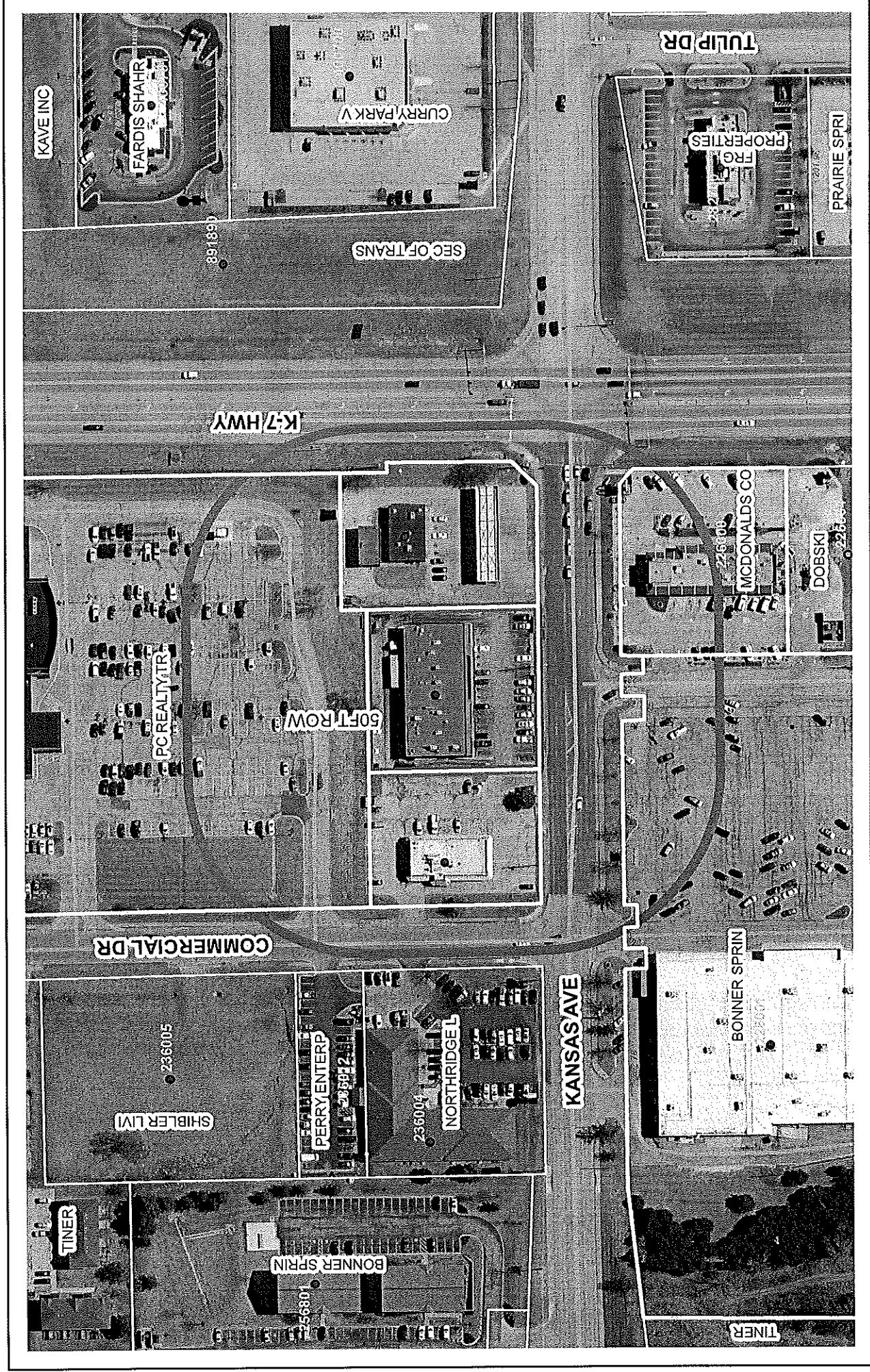
(By signing this application, you are hereby granting the City authority to post a public notice sign on your property)


Date Received: _____ Received By: _____

Total Fee: _____ Receipt #: _____

2004 225

WYANDOTTE COUNTY, KANSAS



1 inch = 145 feet
 2018 Aerial Photo

 Date: 2/25/2019
 Created by: adoty

Parcel Number: 236002
 Address: 13020 Kansas Ave
 Radius: 200ft



Geospatial Services
 710 N 7th St, Suite 200 | Kansas City, KS 66101
 Ph: 913-573-2941 | gss@wycokck.org
www.wycokck.org/gss

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