

MINUTES – 6.18.2019

BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center, Honeybee Room – 200 E 3rd Street – Bonner Springs, KS 66012
Tuesday, May 21, 2019 -- Regular Meeting -- 7:00 p.m.

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

Meeting called to order at 7:00 p.m.

2. **ROLL CALL**

Chair Parks requested roll call.

Rachel Clyne, City Planner called roll.

Planning Commissioners Present: Jason Krone; Tyler McMahan; Lloyd Mesmer; Sherri Neff; Merle Parks (Chair); Dave Pierce; Craig Stephan

Absent: --

Quorum Established

3. **CONSENT**

Item #1 -- Approval of the May 21, 2019 BSPC Minutes

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

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

Chair Pierce called for a vote.

AYE – Krone, Mesmer, Neff, Parks, Pierce

NAY – None

ABSTAIN – McMahan, Stephan

MOTION PASSED 5 – 0 -- 2

4. **NEW BUSINESS**

Item # 2 – PT-19-100 – Final Plat -- Bonner Crossing

Chair Parks introduced Item #2 and asked staff for a report. Planner Clyne described the site for the Bonner Crossing subdivision by reviewing its location, size, proposed use, owners, developers, and current zoning.

Clyne further advised that the Final Plat was reviewed by the Design Review Team (DRT) and comments were provided to the applicant. On June 12, 2019 the DRT met with representatives of the Design and Engineering firms to discuss the Final Plat of the Bonner Crossing subdivision. Based upon dialogue at that meeting staff made following recommendation:

Staff recommended the Planning Commission **recommend approval** of the Bonner Crossing Final Plat subject to the following conditions:

- Removal of redundant labels on interior lines (bearings and distance)
- Label monument type on each controlling corner;
- Update Legal Description as noted;
- Increase font size as noted;
- Update signature block; and
- Addition of updated public improvement plans for water, sanitary sewer, stormwater, and roadway, as discussed at DRT meeting, prior to submittal to the Governing Body.

Chair Parks asked if the applicant had any comments, and Lance Scott, CFS Engineers, offered to answer any questions.

Chair Stephan confirmed that the Planning Commission was only approving the rights-of-way and easements.

Chair Parks asked if the road (Velocity Drive) served as the dividing line between Lots 1 and 2 and Lot 3. Mr. Scott confirmed the road was a public right-of-way and stated it was typical for a plat to have metes and bounds legal description and then distance and bearings for each Lot.

Chair Parks confirmed that there was to be no change to the legal description as presented. Mr. Scott advised the majority of the conversation of the DRT meeting were regarding public improvements, and Chair Parks stated the Planning Commission was not involved in those decisions.

Mr. Scott restated that the only comments related to the actual plat were nomenclature and scrivener's errors; there will be no change to the overall boundaries.

Chair Parks asked for additional questions from the Commissioners. Staff reviewed the conditions of approval which were based upon DRT meeting.

Chair Parks confirmed Velocity Drive was to be a dedicated public street and asked for a motion. Commissioner Pierce made a motion to approve, which was seconded by Stephan. Chair Parks called for a vote.

Motion to **APPROVE** made by Pierce, seconded by Stephan
 AYE – Krone, McMahan; Mesmer, Neff, Parks, Pierce, Stephan
 NAY – None

MOTION PASSED 7 – 0

Item #3: ST-19-101 – Site & Landscape Plan Review – Concert Pavilion - Bonner Crossing

~~Vice Chair Pierce~~ Chair Parks (*corrected at 8.20.2019 meeting*) introduced Item #3 and asked staff for a report. Planner Clyne described the site and landscape plan for subject property, which is located at southwest of the intersection of State Avenue and Speedway Boulevard, Bonner Springs, KS. Staff explained this Site & Landscape Plan review was only for the Concert Pavilion and associated parking for the Bonner Crossing/Arts and Entertainment District project.

Additionally, staff recommended approval of the Site/Landscape Plan for Concert Pavilion aspect of Bonner Crossing with the understanding of the following Site Plan Conditions:

- Changes or deviations from the approved Site Plan shall require resubmittal to the City Planner for review and approval. If the changes are substantial, resubmittal to the Planning Commission for approval shall be required;
- An approved Site/Landscape Plan shall be valid if a Building Permit is issued within one (1) year from the date of approval by the Planning Commission;
- All Freestanding Signs and Wall Signs require a Sign Permit and Fee to be approved by the City Planner; and
- Prior to construction, all occupational licenses, permit applications, and an Earth Change Permit application must be submitted to staff for review and approval.
- Provide a drawing that shows the proposed locations of the water and sewer lines

The applicant was represented by Mark O'Hara of HOK and explained that the project was being sequenced for design and additional Site & Landscape Plans for the Bonner Crossing project would be coming in future months. Peter Sloane, also with HOK, stated that the applicant was planning on a completion schedule of 18 months to two (2) years. Lance Scott, with CFS Engineers, PA stated that all parking would be completed prior to concert performance. The anticipated construction of structures currently began with the concert pavilion with the performing arts hall next, followed by the e-games arena, and finishing with the school building.

Chair Parks questioned the need for additional parking once everything was approved. Mr. O'Hara explained it was no benefit to the applicant to allow adjacent properties to accept overflow of parking. He further stated that management of the district will have the power to schedule shows and events, as well as the start and stop times of each event.

Chair Parks mentioned the Sandstone Theater as having 18,000 seats and no set parking. Chris Fritz, representing the Sandstone, stated there are 1,800 VIP parking stalls, which can be expanded to accommodate 1,900. Additionally, the adjacent field allowed for 6,300 additional parking spaces. Mr. Fritz opined that with higher dollar performances the less people per car attended the event. He further stated the Sandstone use a ratio of 3:1 for parking stalls.

With no additional comments from the public, Chair Parks asked for a motion. A motion to Approve ST-19-101 with the listed conditions was made by Stephan. The motioned was seconded by Krone. Chair Parks called for a vote.

Motion to **APPROVE with listed conditions** made by Stephan, seconded by Krone

AYE – Krone, McMahan, Mesmer, Neff, Pierce, Stephan

NAY – Parks

MOTION PASSED 6 – 1

5. ADJOURNMENT

Chair Parks announced the Planning Commission meeting was adjourned

/s/ L. Rachel R. Clyne

Planning Commission Secretary

Date