

MINUTES – 7.21.2020

BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center – 200 E 3rd Street – Bonner Springs, KS 66012
Tuesday, July 21, 2020 -- Regular Meeting -- 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Merle Parks at 7:05 p.m. who then requested roll call.

2. **ROLL CALL**

Rachel Clyne, City Planner called roll.

Planning Commissioners Present: Larry Clark; Greg Gebauer; Jason Krone; Lloyd Mesmer; Merle Parks; Sherri Neff; Paul Zeps

Absent: -- None

Quorum Established

3. **CONSENT**

Item #1 – Approval of Minutes of June 16, 2020 Planning Commission meeting

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

Motion to **APPROVE** was made by Clark and seconded by Mesmer.

Chair Parks asked for those in favor of the motion to state “aye”.

AYE – Clark, Gebauer, Krone, Mesmer, Neff, Zeps

NAY – None

MOTION PASSED 7 – 0

4. **NEW BUSINESS**

Item #2 – **ST-20-100** -- Site & Landscape Plan Review – PTS Consulting – Labs Building Addition

Chair Parks introduced Item #2 and called for a staff report. Planner Clyne reviewed the application and advised that this site and landscape plan had been submitted to and approved by the Planning Commission in 2019, but the approval expired. It was established that the applicant was present. The project is an extension of the existing structure for additional warehouse space. The applicant assured the Commissioners that he was ready to begin on the project. Chair Parks confirmed with the applicant was in agreement of the conditions of the approval.

Motion to **APPROVE ST-20-100** was made by Clark and seconded by Zeps.

Chair Parks called for a vote.

AYE – Clark, Gebauer, Krone, Mesmer, Neff, Parks, Zeps

NAY – None

MOTION PASSED 7 – 0

Item #3 – **ST-20-101** -- Site & Landscape Plan Review – Whale Tail RV & Boat Storage

Chair Parks introduced Item #3 and called for a staff report. Planner Clyne reviewed the application and described the project. The project is designed to be a fenced parking area for RVs, boats, and oversized vehicles. Entry into the lot will be by customers only. A portion of the area will be covered with a roof – similar to a tall carport.

It was established that the applicant was present and available for questions. The Planning Commissioners asked about nearby floodplain and potential expansion of facility. The applicant is aware of the floodplain and any future improvements would be on the northeast side of the proposed structure. He intends to work in phases in response to the demand. Chair Parks confirmed with the applicant was in agreement of the conditions of the approval.

Commissioner Mesmer suggested the applicant consider using a heavy timber on the proposed sign due to its size and the proposed location. Mesmer felt the sign, as proposed, would not hold up very well when heavy wind and rain came through the area.

Motion to **APPROVE ST-20-101** was made by Mesmer and seconded by Neff.

Chair Parks called for a vote.

AYE – Clark, Gebauer, Krone, Mesmer, Neff, Parks, Zeps

NAY – None

MOTION PASSED 7 – 0

ADJOURNMENT

Chair Parks announced the Planning Commission meeting was adjourned at 7:18 p.m.