

MINUTES – 9.15.2020 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING

Community Center – 200 E 3rd Street – Bonner Springs, KS 66012
Tuesday, September 15, 2020 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Greg Gebauer at 7:02 p.m. who then requested roll call.

2. ROLL CALL

Rachel Clyne, City Planner called roll.

Planning Commissioners Present: Larry Clark; Greg Gebauer; Lloyd Mesmer; Sherri Neff; Nick Perica; Paul Zeps
Absent: – None
Quorum Established

3. CONSENT

Item #1 – Approval of Minutes of August 25, 2020 Planning Commission meeting

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

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

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

AYE – Clark, Gebauer, Mesmer, Perica, Zeps

NAY – None

ABSTAIN – Neff

MOTION PASSED 5 – 0 – 1

4. NEW BUSINESS

Item #2 – PT-20-100 – Preliminary Plat – Compass Center

Chair Gebauer introduced Item #2 and called for a staff report. Planner Clyne reviewed the application and described the project. The application was for a Preliminary Plat of approximately 159-acres located at 110 S. 110th Street for the “Compass Center” subdivision. Clyne provided the comments from the City Engineer and the Public Works Director along with the responses from the consulting engineering firm, Renaissance Infrastructure Consultants (RIC). Staff recommended approval and explained that unresolved issues shall be resolved prior to application for Final Plat, which will require City Engineer approval before submission to the Governing Body.

Chair Gebauer asked if the applicant was present.

Andy Gabbert with Renaissance Infrastructure Consultants (RIC) was present. He concurred with staff's report and explained that the Interlocal Agreement between the Cities of Bonner Springs and Edwardsville for Sanitary Sewer Services must be finalized before design decisions and construction plans were completed. Gabbert advised he was available for questions.

The Planning Commissioners asked both Gabbert and staff questions about the project. Answers for clarification were provided.

Chair Gebauer called for a motion.

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

Chair Gebauer asked for discussion amongst the Commissioners. Commissioner Zeps confirmed with staff the recommendation for approval was based upon the required information for a plat must be on the Final Plat. Staff concurred and added that this was not a typical preliminary plat. Due to the fact that the subject property was surrounded on three sides by a different City's jurisdiction complicated the process. Additionally, the interlocal agreement regarding sanitary sewer was an integral component of the project's ability to move forward. Staff reiterated the uniqueness of this preliminary plat application and agreed that not having complete answers was not typical but was allowable.

With no further discussion, Chair Gebauer called for a vote

AYE – Clark, Gebauer, Mesmer, Perica, Zeps

NAY – None

MOTION PASSED 5 – 0

5. PLANNER'S REPORT

Clyne and Commissioners discussed having a workshop on the platting process. Another topic requested was tiny homes. Staff agreed to gather appropriate materials for a workshop.

6. ADJOURNMENT was at 8:03pm.