

**MINUTES – 7.20.2021 – APPROVED**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, July 20, 2021 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Greg Gebauer at 7:00 p.m.

**ROLL CALL**

Planning Commissioners Present: Paul Zeps; Greg Gebauer; Lloyd Mesmer; Sherri Neff; Nick Perica; Vince Bombardier

Absent: – Larry Clark

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT**

**Item #1** – Approval of Minutes of June 15, 2021 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #1. Commissioners were awarded time to comment or ask questions. There were no comments or questions.

Motion to **APPROVE the Consent Agenda** was made by Mesmer and seconded by Bombardier.

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

AYE – Zeps, Gebauer, Mesmer, Neff, Perica, Bombardier

NAY – None

**MOTION PASSED 6 – 0**

3. **UNFINISHED BUSINESS**

None at this time

**NEW BUSINESS**

**Agenda Item # 4– PUBLIC HEARING- SUP-03-21** - The applicant is requesting approval of a Special Use Permit to allow for the construction and operation of a church oriented and related community outreach center, the Jerry Lee Jarrett Life Center.

Chair Gebauer introduced New Business Item #4 and called for a staff report.

Staff reviewed the staff report stating the requested use is allowed under the Zoning Regulations under a Special Use permit. Staff explained how the Special Use Permit is required to allow for churches, synagogues and temples to be constructed or placed within residentially zoned districts. This proposed facility, while not specifically utilized for worship services, is an extension of the church and its outreach programs; including the Pantry of Hope, Veteran’s Affairs, Alcoholics and Narcotics Anonymous programs and Child in Need of Care services.

Chair Gebauer called for a motion to open the public hearing; motion was made by Mesmer and seconded by Zeps. Public hearing was opened with a 6-0 vote.

Staff referred to the letter that was provided in regards to the proposed use and intent of the applicant and how this would apply to the facility.

Melva Jarrett introduced herself and spoke about the needs of the community and how Christ First Ministries and the Jerry Lee Jarrett Life Center would enable them to serve the community in a greater capacity. She spoke of the numbers of residents that utilize the services provided by the church and described how this number has grown tremendously over the years. Jarrett spoke on how the facility would be open for drug and alcohol rehabilitation meetings, Veterans Affairs and child services.

Jarrett continued to reflect on the life of Jerry Lee Jarrett and how his hard work and dedication was being carried on by the church; and that this community center was one of many ways Mr. Jarrett could give back to the community.

Ms. Jarrett asked for the Commission to consider approval of the item so they may continue Jerry Lee Jarrett's mission.

Commissioner Neff asked Ms. Jarrett what the hours of operation would be. Jarrett responded that this facility would not hold normal business hours, the food pantry was open on an as needed basis by appointment only, other than days in which food is delivered; the first Saturday of each month, and that any meetings would be conducted in the evenings.

Commissioner Zeps asked if there were any zoning regulations that would prohibit the use of the facility as a meeting place for recovering drug and alcohol users since it was in relatively close proximity to one of the schools. Staff stated they did not know of any such restrictions.

Chair Gebauer asked if any individuals from the public wished to speak for or against the proposed special use permit; there was none.

Chair Gebauer called for a motion to close the public hearing. Mesmer made the motion to close the hearing with Bombardier seconding, public hearing was closed with a 6-0 vote.

With no further discussion, Chair Gebauer called for a motion on Agenda Item #4.

Motion to **APPROVE SUP-03-21** including Staff recommendations was made by Zeps and **seconded** by Mesmer. With no further discussion, Chair Gebauer called for a vote

AYE – Zeps, Mesmer, Neff, Perica, Bombardier, Gebauer

NAY – None

MOTION PASSED 6 – 0

Upon approval this item proceeds to the next regularly scheduled Council meeting on August 2<sup>nd</sup>, 2021.

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**Agenda Item # 5– ST-04-21** - Consider a Site/Landscape Plan for the Jerry Lee Jarrett Life Center; located at 143 W. Insley Avenue.

Chair Gebauer introduced New Business Item #5 and called for a staff report.

Staff reviewed the staff report and explained that Special Use Permits require site and landscape plans be submitted. Staff stated that within residentially zoned districts for individual structures the requirements are more lacks than in other zoning districts. Staff referred to the provided landscape plan that indicates the placement of shrubs, bushes and the required street trees. Staff stated that in its opinion they met the intent of the code and saw no issues with the plan.

Chair Gebauer asked if any Commissioners had questions for staff, there was none; Gebauer asked if the applicant had any comments. There were none at that time.

With no further discussion, Chair Gebauer called for a motion.

Motion to **APPROVE ST-04-21 including Staff recommendations** was made by Mesmer and **seconded** by Bombardier. With no further discussion, Chair Gebauer called for a vote

Chair Gebauer asked for any further comments or questions, there being none Chair Gebauer asked for a vote.

AYE – Zeps, Gebauer, Mesmer, Neff, Perica, Bombardier

NAY – None

**MOTION PASSED 6 – 0**

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**Agenda Item # 6– PP-01-21** - Consider a Preliminary Plat for the Hopkins Subdivision to be located at 541 West Morse.

Chair Gebauer introduced New Business Item #6 and called for a staff report.

Lee reviewed the staff report, indicated the current zoning is R-1 (Single Family Residential); explained the location of the proposed subdivision and how the one large lot would be subdivided into four smaller lots. Staff stated that the Comprehensive Plan indicates that future driveway accesses be limited when adjoining streets classified as arterial are to be accessed. In speaking with the landowner and homebuilder it was determined that two shared accesses be granted as opposed to four new individual driveways.

Commissioner Neff asked who would be responsible for the maintenance of these shared access points. Staff stated that the maintenance of the shared access point would be up to the two homeowners and that each individual lot would still have their own driveway once they left the public right of way. The shared maintenance if any would only be within that small portion of right of way.

Staff stated the intent behind requiring shared access was to ultimately limit driveway access points onto Morse and that the maintenance of that shared access would ultimately be up to the homeowners that share it.

Commissioner Zeps asked if the setback requirements were taken into consideration when looking at these shared accesses and how a large number of cars may impact those areas. Staff stated that the depth of the lots at one-hundred and thirty-three feet (133') roughly would and

could support placing the homes further from West Morse and that the indicated setbacks were only a minimum requirement.

Commissioner Zeps asked if the Planning Commission would get to see site and landscape plans to view the potential layout of homes. Staff stated that within R-1 zoning and individually constructed homes; they are not required to submit those plans to the city for review. Commissioner Zeps stated that he had minor concerns regarding the shared access and wanted that noted.

Staff stated their intent was to adhere to the Comprehensive Plan when attempting to limit driveway accesses and that if the Planning Commission so chose, the preliminary plat could be revised to indicate four (4) driveway access points instead of the two shared points.

The applicant spoke about his idea(s) regarding the driveways, he stated that if the Commission would feel more comfortable having wider driveway access points he would be more than willing to accommodate that into the plat. Commissioner Zeps reiterated his concern regarding the shared accesses and how they may create an issue in the future by potentially being blocked with vehicles or other things. Commissioner Zeps stated that he agreed with staff's comments regarding limiting accesses onto arterial streets but wanted to make sure that a large number of vehicles in one single driveway would not create issues with the adjoining homeowner. Commissioner Zeps' opinion is that the home should be placed further from West Morse to allow for this vehicular stacking within individual driveways. The applicant stated he understood Commissioner Zeps' concerns and had in fact not given much thought to house plans yet as he wanted to ensure his project could move forward first. He further stated he would look at constructing "turn arounds or hammerheads" at the individual driveways to allow for less interference. Commissioner Zeps asked if Staff would receive and review plot plans for these individual structures as permits were issued; Staff stated they would in fact see and review the plot plans when submitted.

Chair Gebauer asked if any Commissioners had any further questions for the applicant, there was none; Chair Gebauer asked if anyone from the public wished to speak for or against the item, there were none.

With no further discussion, Chair Gebauer called for a motion.

Motion to **APPROVE PP-01-21 including Staff recommendations** was made by Zeps and **seconded** by Perica. With no further discussion, Chair Gebauer called for a vote.

Chair Gebauer asked for any further comments or questions, there being none Chair Gebauer asked for a vote.

AYE – Zeps, Gebauer, Neff, Perica, Bombardier

NAY – None

Abstain - Mesmer

**MOTION PASSED 5 – 0 with one abstaining**

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**Agenda Item # 7– FP-02-21** - Consider a Final Plat for the Hopkins Subdivision to be located at 541 West Morse.

Chair Gebauer introduced New Business Item #7 and called for a staff report.

Lee reviewed the staff report, indicated that this item is the final version of what was just presented and approved. Staff stated this document includes signature lines for all parties and is in approved final form. Staff stated that all DRT members had reviewed the document and all comments had been addressed

Chair Gebauer asked if any Commissioners questions for Staff or the applicant, there was none; Chair Gebauer asked if anyone from the public wished to speak for or against the item, there were none.

With no further discussion, Chair Gebauer called for a motion.

Motion to **APPROVE FP-01-21 including Staff recommendations** was made by Zeps and **seconded** by Mesmer. With no further discussion, Chair Gebauer called for a vote.

Chair Gebauer asked for any further comments or questions, there being none Chair Gebauer asked for a vote.

AYE – Zeps, Gebauer, Neff, Perica, Bombardier

NAY – None

Abstain - Mesmer

**MOTION PASSED 5 – 0 with one abstaining**

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**Agenda Item # 8– LS-02-21** - Consider a lot split for Mr. Greg Woolard to be located at 13905 Archer Road.

Chair Gebauer introduced New Business Item #8 and called for a staff report.

Lee reviewed the staff report, stated the location of the proposed split; south side of Archer Road (13905 Archer) directly south of Archer Estates. Staff stated the area was currently vacant and consisted of approximately seventy-five (75) acres. Mr. Woolard was requesting to split twenty (20) acres off the parent parcel. The twenty (20) acres is required by the Zoning Regulations for the AG (Agricultural District) of the Loring Service Area. This will leave the parent parcel with approximately fifty-seven (57) acres remaining. Staff stated that no further right of way was being requested as it was acquired during the Archer Estates development.

Chair Gebauer asked if any Commissioners questions for Staff. Commissioner Zeps asked if his thinking was correct in that if the parcel were to be split again it would need to proceed through the platting process; Staff stated Commissioner Zeps thinking was correct, the parcel could be split once and then any subsequent splits would require the property to be platted. Chair Gebauer asked if the applicant wished to speak; Mr. Woolard stated this was a life-long dream of his to purchase property, raise his children, a few cows, along with cut and bale hay.

Chair Gebauer asked if there were any questions of the applicant, there was none.

With no further discussion, Chair Gebauer called for a motion.

Motion to **APPROVE LS-02-21 including Staff recommendations** was made by Mesmer and **seconded** by Zeps. With no further discussion, Chair Gebauer called for a vote.

Chair Gebauer asked for any further comments or questions, there being none Chair Gebauer asked for a vote.

AYE – Zeps, Gebauer, Neff, Perica, Bombardier, Mesmer

NAY – None

**MOTION PASSED 6 – 0**

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## **7. CITY PLANNER’S REPORTS**

Staff spoke about the ongoing “GoDotte” County wide mobility plan. This plan is meant to address public transportation needs, walkability and other transportation modes throughout Wyandotte County. The plan is just getting underway; as more information becomes available staff will deliver it.

## **8. ADJOURNMENT**

Chair Gebauer adjourned the meeting at 7:30pm.