

MINUTES – 9.21.2021 – APPROVED
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, September 21, 2021 – Regular Meeting – 7:00 p.m.

=====

1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:01 p.m.

ROLL CALL

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

Absent: – none

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT**

Item #1 – Approval of Minutes of August 17, 2021 Planning Commission meeting

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions. There were no comments or questions.

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

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

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

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None at this time

4. **NEW BUSINESS**

Agenda Item # 4– SUP-04-21 – Public Hearing - Special Use Permit – Mission Trucks, LLC - The applicant is requesting approval of a Special Use Permit to allow for sale of commercial size/grade vehicles along with Motor Freight Garaging and Equipment Maintenance. Chair Gebauer introduced New Business Item #4 and called for a staff report.

Staff reviewed the report stating that the applicant Mission Trucks was wishing to open and operate a facility that would utilize the existing R.V and boat storage facility to perform maintenance on commercial size/grade vehicles along with the sales of said vehicles on-site.

Chair Gebauer called for a motion to open the public hearing – motion was made by Commissioner Clark and seconded by Commissioner Perica. Commissioners voted 7-0 to open the hearing.

Chair Gebauer asked if any Commissioners had questions of Staff; Commissioner Zeps asked about the staff recommendation of allowing a maximum of thirty (30) vehicles for sale on-site at one time. Commissioner Zeps asked if there was any one reason why Staff did not delineate any specific size of vehicles. Staff stated that limited thought was given to the size of vehicles sold on-site as the site was used for the storage of large

recreational vehicles and boats and in theory could only sustain so-many vehicles as it sat today. Commissioner Zeps was concerned that thirty semi-trucks and trailers would pose an issue but would more than likely become a “physics issue” and not allow for that many vehicles as is. Staff spoke to fact that limiting the number of vehicles was meant to curb unsightly conditions which have occurred in the past at similar automotive retail sites. Staff further referred to the “numbered” spaces that were currently provided at the site and how that would affect the maximum number kept for sale. Commissioner Bombardier asked if those 30 vehicles included parking for any facility staff; Staff stated the site provides separate parking for their office staff as well as visitor’s; the 30 vehicles for sale should be in the lot behind the building. Commissioner Bombardier asked if vehicles brought in for sale would arrive on transport trucks and these trucks would be offloaded, Staff could not answer that question. Chair Gebauer asked if anyone from the public wished to speak for or against the requested Special Use Permit. There were no individuals present from the public, Staff stated proper notification was sent via mail, a sign had been posted on the property and publication had placed in the newspaper.

Chair Gebauer asked if the applicant had any questions or comments regarding their request, Commissioner Zeps asked the applicant about the size of vehicles he intended on selling. The applicant stated he was anticipating having a mix of different size vehicles, from small box trucks and sprinter vans up to semi-trucks. The applicant stated he did not anticipate having more than ten (10) semi-trucks at a given time. The applicant went on to discuss the way in which most vehicles would arrive at the site. The majority of the vehicles would be driven in; sometimes they may do a ‘boom load’ in which two vehicles are delivered, one piggy-backed on the other. The applicant further stated that most of his sales were conducted over the internet and he did not foresee much foot traffic coming to the site.

Commissioner Bombardier asked about the maintenance portion of the facility and what type/scale of work would be taking place. Commissioner Bombardier asked about possible large engine swaps and regular maintenance. The applicant stated it would be a full service shop for most of the smaller vehicles and the larger semi-truck repairs would most likely be sent off-site, further adding the facility was not equipped for that type of service. Commissioner Bombardier asked if any salvage vehicles would be on-site, the applicant stated no, he purchases them in good order, details them, makes any small repairs and turns them back around for sale. Commissioner Bombardier asked how the sales would take place, would customers be able to visit the property or would the sales mainly take place online.

Commissioner Mesmer stated that his question had been answered; the size of the lot will truly depict the number and size of vehicles that can be on-site. The applicant stated his intent is to have a business that does not become an eyesore and they would like to be a ‘good neighbor’ with a clean appearance.

Chair Gebauer asked if there were any further questions or comments, there being none; Chair Gebauer asked for a motion to close the public hearing. Commissioner Zeps made a motion to close the hearing, Commissioner Clark seconded. Commissioners voted 7-0 to close the hearing.

Chair Gebauer asked for a motion to approve, deny or amend the Special Use Permit. Commissioner Clark made a motion to **APPROVE SUP-04-21** subject to Staff stipulations, Commissioner Mesmer **SECONDED**. Chair Gebauer asked if there was any further discussion amongst the Board, being none, Chair Gebauer asked for a roll call vote.

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

NAY – None

MOTION PASSED 7 – 0

Agenda Item # 5– ST-06-21 - Site/Landscape Plan – Consider a site and landscape plan for Lot 2 of the Compass 70 Logistics Center.

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

Staff reviewed the report and explained that the redesigned final plat for Compass 70 Logistic Center was approved at the last regular meeting and this lot was the driving force behind that redesign. Staff spoke of the size of the structure and the zoning of the property as I-1, Light Industrial. Staff further spoke about the review process and how this plan had been sent to Edwardsville for review as well and the applicant is working with them to address their concerns as well. Chair Gebauer asked if any Commissioners had questions of Staff, Staff stated they had attempted to provide enough images of the facility and the landscape plan so that the Commissioners could make an informed decision. Staff stated that the applicant had met the requirements of the Zoning Code.

Chair Gebauer asked if there were any questions of the applicant, there were none; Chair Gebauer asked if the applicant's representative had any questions or comments for the Commission. The applicant's representative requested clarification on two of the staff stipulations.

- One was a comment made by the City Engineer regarding “permanent traffic control” at 110th and Riverview. The applicant felt as though this should have read “temporary” instead of permanent. Clarification was sought by Staff –
- The other comment was made by the City of Edwardsville regarding a median cut/access point, the applicants representative stated they are in the process of working with Edwardsville to align the median cut with the anticipated driveway entrance into the Medline facility.

Chair Gebauer asked the Commissioners if they had any specific questions of the applicant's representative. Commissioner Zeps asked Staff if they had any input on changing the language used by the City Engineer regarding permanent vs. temporary. Staff stated he agreed with the applicant's statement regarding temporary but wanted to get clarification from the City Engineer before making that decision. Commissioner Zeps suggested getting clarification. Discussion progressed further on how the motion would be made that would allow the project to progress forward.

Chair Gebauer asked if there were any other questions, comments or concerns from the Commissioners, being none, Commissioner Zeps made a motion to **APPROVE ST-06-21** with an amendment to Staff stipulation number 11 changing permanent to temporary subject to City Engineers clarification.

- Clarification was received on September 28, 2021, the comment was meant to address traffic control measures at the intersections of the two access drives and 110th and the northern one at Riverview. This clarification was sent to the applicant's representative on the date mentioned above.

Motion was **SECONDED** by Commissioner Bombardier.

Chair Gebauer asked for a roll call vote.

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

NAY – None

MOTION PASSED 7 – 0

Agenda Item #6 – Open Agenda

None at this time

Agenda Item #7 - CITY PLANNER'S REPORTS

Staff discussed the following seven (7) items with the Commissioners in an effort to gain input into potential pursuing these additions and changes to the Zoning Regulations and the potential updates to the Bonner Springs Comprehensive Plan

- a. Staff would like to conduct a work session at next month's meeting; October 19th
 - i. Items to discuss
 - 1. Accessory building size restrictions
 - 2. Architectural design guidelines for commercial and industrial buildings centered around certain highly visible areas or streets/roads
 - 3. Fences in front yards
 - 4. Rules/definition of what is considered "Attached"
 - 5. Short-Term Rentals
 - 6. Accessory Dwelling Units
 - 7. Comprehensive Plan updates – in particular the Future Land Use Map

Agenda Item # 8 - ADJOURNMENT

Chair Gebauer adjourned the meeting at 7:53pm.