

**MINUTES – 2.15.2022 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, February 15, 2022 – Regular Meeting – 7:00 p.m.

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

**ROLL CALL**

Planning Commissioners Present: Paul Zeps; Sherri Neff; Nick Perica; Larry Clark; Greg Gebauer; Vince Bombardier – Lloyd Mesmer and Jason Cruse joined the meeting in progress

Absent: – None

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

**Item #1 – Approval of Minutes of January 18, 2022 Planning Commission meeting**

Chair Gebauer introduced the Consent Agenda Item #2. Commissioners were awarded time to comment or ask questions.

Motion to **APPROVE the Consent Agenda** was made by Commissioner Perica and seconded by Commissioner Clark.

Chair Gebauer asked for a roll call vote since the meeting was being conducted virtually.

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

NAY – None

**MOTION PASSED 6 – 0**

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

**Agenda Item # 4– ST-01-22 – Site and Landscape Plan (Lot 2 of the Bonner Springs Pointe) 540 S. 129<sup>th</sup> Street** - The applicant is requesting approval of a Site and Landscape plan for the above mentioned lot.

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

Staff reviewed the report stating that the applicant was requesting approval of the site and landscape plan as submitted. Staff explained the location of Lot 2, being the old Burger King drive-thru. Staff stated the applicants were reconfiguring the parking lot and relocating a handful of the existing parking spaces to other locations throughout the site. Staff determined that with those changes it should move forward through our Site and Landscape Plan process. Staff provided exhibits to the Commission indicating what areas were to be removed and how this would increase the “stacking” capabilities of the drive-thru lane. Staff discussed the future configuration of the Starbucks, including the added patio with landscaping and the addition of landscaping around the dumpster enclosure. Staff further stated they had reviewed the site and landscape

plan and that it met all criteria as stated within the regulations. Staff stated the recommendation for approval was coming forward with seven (7) conditions, some of which were ‘standing recommendations’.

Chair Gebauer asked if any Commissioners had questions of Staff. Vice-Chair Zeps asked that with the additional traffic flows that may be created from the Old Dominion Freight Terminal, was this taken into account. Staff stated that 129<sup>th</sup> was intended to extend to north anyways and that the area, being zoned commercial, additional traffic flows had been factored in to the initial design of the development area. Mr. Zeps stated a concern with the potential for traffic to back up onto 129<sup>th</sup> Street and how that could be a potential issue. Staff referred to the additional stacking being provided in the drive-thru lane and asked the applicants how many vehicles they anticipated being able to que – applicant stated approximately twenty (20) vehicles can stack from the drive-thru window around the building. Vice-chair Zeps aligned his concerns with the new additions that McDonalds had undertaken and how vehicles are still stacked into areas outside of their property. Commissioner Bombardier stated that this store appeared to provide more stacking than one of its counterparts in Shawnee and reiterated Vice-chair Zeps comments regarding impeding the flow of traffic on 129<sup>th</sup> Street.

With no further questions or comments; Commissioner Clark made a motion to **APPROVE** the plan as presented, Chair Gebauer asked for a second, Commissioner Neff **SECONDED** the motion.

Chair Gebauer called for a roll call vote.

AYE – Mesmer, Neff, Perica, Clark, Zeps, Cruse and Gebauer

NAY – None

ABSTAIN - None

MOTION PASSED 8 – 0

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**Agenda Item # 5 – ST-02-22 – Site and Landscape Plan for 11845 Kaw Drive-** The applicant is requesting approval of a Site and Landscape plan for the above mentioned lot.

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

Staff reviewed the report stating that the applicant was requesting approval of the site and landscape plan as submitted. The site is proposed to be an open storage yard with appropriate screening and street trees. The property is zoned as I-1, Light Industrial. Staff explained that the parcel in question is largely, if not completely within the floodplain which does limit the applicant’s uses upon the property. Staff further spoke about the applicant’s discussions with KDOT regarding the entrance and exit from Kaw Drive (32 Highway).

Chair Gebauer asked if there were any questions of Staff. Commissioner Bombardier asked if there would be the potential for any hazardous materials to be stored on the site. Staff stated no, there had been no discussions regarding hazardous waste being stored onsite. Staff went on to explain the applicants initial proposal; the initial proposal was to have an outdoor contractor storage facility where individuals could rent a space to park a vehicle and then a storage container in which to store their goods within. The applicant spoke and stated that primarily the area will be used for large truck storage. Staff explained this scenario is very similar to the Whale Tail RV and Boat storage facility located on Gibbs and 138<sup>th</sup> St.

Vice-chair Zeps commented that he had heard the applicant talk about the use of the facility and asked if he would continue. The applicant stated the site would currently be used for primarily trucks and trailers. He then spoke furthermore regarding his initial thoughts of providing storage containers for individual

storage purposes. He further stated the containers, if any, would not be owned by him but rather contractors if they needed them for storage purposes and be able to take them in and out as needed.

Chair Gebauer asked if there were any further questions of Staff or the applicant. Commissioner Cruse asked if there would be any concrete pads within the site or if it would all be covered in asphalt millings, the applicant stated only the entrance would be concrete the rest would consist of asphalt millings. Vice-chair Zeps stated he felt as though this aligned with what was currently happening in that area, referencing current storage facilities nearby.

Chair Gebauer called for a motion, Vice-chair Zeps made a motion to **APPROVE** the site plan as submitted, Commissioner Clark **SECONDED**.

Chair Gebauer asked for a roll call vote.

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

NAY – None

ABSTAIN - None

**MOTION PASSED 8 – 0**

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### **Agenda Item # 6 – Open Agenda**

None

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### **Agenda Item #7 - CITY PLANNER'S REPORTS**

None at this time

Staff apologized and thanked all of the Commissioners for attending virtually on such short notice, Staff had been fighting off an illness for several days and had hoped to be better by the meeting day and time but was not.

Chair Gebauer adjourned the meeting at 7:20pm.