

MINUTES – 6.21.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, June 21, 2022 – Regular Meeting – 7:00 p.m.

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

ROLL CALL

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

Absent: – Jason Cruse; Nick Perica

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of April 19, 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 Clark and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 6 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– ST-03-22 – Consider a site and landscape plan for 14130 Minnesota Avenue.

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 a site and landscape plan coinciding with the addition of a new building at 14130 Minnesota Ave.

Staff stated a representative from RB Architecture, Engineering and Construction was present on behalf of PTS Consulting, if the Commissioners had any questions of them. Staff gave a brief summary of the location and zoning of the property.

Chair Gebauer asked if any Commissioners had questions of Staff. Being none, Chair Gebauer asked if there were any comments from the applicant or any questions of them from the Commissioners. Staff went on to discuss changes that were made to the plan after the packets were prepared, this included the addition of a ‘rain garden’ for stormwater control purposes.

Staff further stated that while the new building did not meet our newly adopted Architectural Design Standards; it would have been detrimental to the applicant and requiring the new building to meet these standards would make it stick out and not blend into the existing site.

Chair Gebauer asked if there were any other questions of staff or the applicant.

Being none, Chair Gebauer called for a motion; Commissioner Mesmer made a motion to **APPROVE** the Site and Landscape application with Staff recommendations, Commissioner Clark **SECONDED** the motion.

Chair Gebauer called for a roll call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 6 – 0

Agenda Item # 5 – Open Agenda

None

Agenda Item # 6 - CITY PLANNER'S REPORTS

Old Dominion is getting close to completion

Compass 70 is moving along, improvements to Riverview are beginning

Old Dominion will be coming forward next month with a Special Use Permit request and a Board of Zoning Appeals request (Correction made by Commissioner Clark)

Ensign Storage is coming forward with a site plan application for the build out of their facility

Staff and the Commissioners had discussions regarding the possibility of staff taking over the review of site and landscape plans in office. Not bringing the site and landscape plans forward to the Commission could save a couple of months off a contractors or property owners timeframe. Staff explained there is a checklist of items that is used when a plan comes forward and those items are reviewed by staff and then placed into the report given to the Commissioners. Discussions will continue.

Chair Gebauer adjourned the meeting at 7:30pm.