

MINUTES – 4.19.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, April 19, 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

Absent: – Jason Cruse

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #1 – Approval of Minutes of March 15, 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 Perica.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– LS-02-22 – Consider a Lot Split presented by BHC; on behalf of the property owner(s), Bonner Springs Church of Christ - The applicant is proposing to split an existing tract/parcel (419 E. Morse Avenue) to remove the structure which once served as the parish parsonage.

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

Staff reviewed the report stating that the applicant was requesting approval to remove the existing parsonage from the larger parcel and placing it within its own parcel. Staff explained the church no longer felt as though they need to maintain the parsonage and felt it best be divided from the main church parcel and sold off.

Staff stated a representative from BHC, as well as the church, were in attendance if the Commissioners had any questions of them.

Chair Gebauer asked if any Commissioners had questions of Staff. Vice-Chair Zeps asked if there was anything from a taxing standpoint that the city should or needs to be concerned with. Staff asked the representative from the church, what the intent would be if and when the lot split is approved. He stated that the intent was to put the parsonage up for sale as a single-family residence and that they already have an interested party. Vice-Chair Zeps asked if there had been a special use permit issued for the church or anything along those lines that may cause them issues after the split or create issues for the city. Staff stated from the research they conducted and information they could obtain from old files, that no special use permit had been issued for the church, whether the church was in use prior to those regulations being put in place or some other reason, Staff could not find any information.

Staff further stated that the zoning classification for the both the church and the parsonage, as well as the surrounding area, was R-1; Single Family Residential and that the zoning would not have a negative impact on the church or parsonage.

Chair Gebauer asked if there were any other questions of staff or the applicant. Chair Gebauer asked if the applicant would like to make any statements or if they had any questions.

Being none, Commissioner Clark made a motion to **APPROVE** the Lot Split with Staff recommendations, Commissioner Mesmer **SECONDED** the motion.

Chair Gebauer called for a roll call vote.

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

NAY – None

ABSTAIN - Mesmer

MOTION PASSED 7 – 0 – 1

Agenda Item # 5 – Open Agenda

None

Agenda Item # 6 - CITY PLANNER'S REPORTS

Staff updated the Commission on the progress of Starbucks

No agenda items for May

Staff presented some of the results we had received back from our Citizen Survey

Chair Gebauer adjourned the meeting at 7:19pm.