

**MINUTES – 9.20.2022 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, September 20, 2022 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Gebauer at 6:59 p.m.

**ROLL CALL**

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

Absent: – Paul Zeps

Quorum Established

Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

**Item #2** – Approval of Minutes of August 16, 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 Messmer and seconded by Commissioner Perica.

Chair Gebauer called for a vote.

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

NAY – None

**MOTION PASSED 7 – 0**

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

**Agenda Item # 4– Site Plan – ST-05-22** approval of site plan for Whale Tail RV and Boat Storage – 13829 Gibbs Rd.

Chair Gebauer introduced Item #4 and asked for staff’s report.

Staff introduced the item as the complete buildout of the facility. Staff spoke of the length of time the facility had been in operation and how the applicants had been able to secure more funding for the expansion as the current facility is approximately 80% occupied.

Staff showed images of what is currently constructed onsite and what the additions would entail. Staff stated that the detention pond was already in place and would remain, the City Engineer has reviewed the submitted stormwater plan and gave approval. Staff stated that representatives from the Whale Tail were present if they had any questions of them, there were none.

Chair Gebauer asked if anyone had questions of staff, Commissioner Bombardier asked if this was all exterior parking with no structures, staff stated that was correct. Chair Gebauer asked if there were any other questions of staff or the applicant; being none Chair Gebauer called for a motion.

Vice-Chair Clark made a motion to **APPROVE** the site plan with Staff’s recommendations. Commissioner Bombardier **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

**MOTION PASSED 7 – 0**

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**Agenda Item #5 – Community for All Ages Presentation** – Presentation on the Mid-America Regional Council’s program of Community for All Ages – presentation was given by Recreation Manger Justin Spease.

**No action necessary on this item**

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**Agenda Item # 6 – Open Agenda**

None at this time

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

- a. 11939 Kaw Drive – rezoning request pulled from the agenda, discussion as to why and discussion between staff and the owner.
- b. K-7 & Nettleton Comp Plan Change and Rezoning request
- c. Special Use Permit alteration for the billboard east of K-7 and north of the river – owners would like to digitize the billboard
- d. At the October 18<sup>th</sup> meeting we will host staff members from the Unified Government’s Planning Department – they will present on the County Wide Mobility Plan - goDotte

Chair Gebauer adjourned the meeting at 7:28pm.