

**MINUTES – 10.18.2022 – DRAFT**  
**BONNER SPRINGS PLANNING COMMISSION MEETING**  
Tuesday, October 18, 2022 – Regular Meeting – 7:00 p.m.

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The file that contained the recording for the minutes of this meeting was corrupted and could not be utilized in the preparation of these meeting minutes.

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

**ROLL CALL**

Planning Commissioners Present: Sherri Neff; Larry Clark; Greg Gebauer; Lloyd Mesmer; Vince Bombardier  
Virtual – Paul Zeps; Nick Perica  
Absent: – Jason Cruse  
Quorum Established  
Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

**Item #2 – Approval of Minutes of September 20, 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 Vice-chair Clark and seconded by Commissioner Mesmer.

Chair Gebauer called for a vote.

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

NAY – None

**MOTION PASSED 7 – 0**

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

**Agenda Item # 4– Lot Split – LS-03-22** request for approval of a Lot Split for Vitt Properties, LLC, located at 328 Clark Street

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

Staff introduced the item as a division of 6 existing lots platted in 1920. These lots were 25’ in width and over time had been combined into one parcel and parcel number at the County level, therefore treated as one single parcel. Staff stated that the parcel had never seen homes constructed. Staff stated the applicable reviews had been completed and comments delivered to the applicant and their surveyor.

Chair Gebauer asked if any Commissioners had questions of staff. Chair Gebauer asked if the applicant was present and wished to speak, the applicant was not present. Chair Gebauer asked if there were any other questions of staff; being none Chair Gebauer called for a motion.

Commissioner Bombardier made a motion to **APPROVE** the site plan with Staff’s recommendations. Commissioner Mesmer **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

**MOTION PASSED 7 – 0**

**Agenda Item #5 – Special Use Permit - SUP-07-22** – request for approval of a Special Use Permit, located at 12700 Kaw Drive.

Chair Gebauer introduced Item #5 and asked for staff's report.

Staff introduced the item as an alteration to an existing Special Use Permit. Ad Trend, Inc., currently operates a billboard under SUP-019, this permit allowed for the installation of the billboard in general. This requested special use allows for the south facing sign façade to be transformed into a digital billboard allowing for more advertisers and associated images to be presented. Staff further stated that while digital billboards are not expressly written into the Zoning Regulations currently; a Special Use Permit can apply more stringent requirements upon them and upon recommendation by the Planning Commission and approval by the Governing Body.

Chair Gebauer asked if any Commissioners had questions of staff. Commissioner Neff asked if the sign would be equipped with an automatic dimming device to adjust for nighttime. Staff stated this was a requirement of KDOT and not included within Staff's recommendations. Staff further stated that the applicant would need to proceed through the application process with KDOT as well but they required approval from the City prior to reviewing and/or issuing the permit. The applicant also stated that 'yes' they are required to be equipped with automatic dimmers and this billboard would be. 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 Special Use Permit with Staff's recommendations. Commissioner Neff **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

**MOTION PASSED 7 – 0**

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**Agenda Item #6 – Comprehensive Plan Amendment – BSCP-01-22** – request for approval of an amendment to the Comprehensive Plan's Future Land Use Map, requested change is from Mixed-Use to Industrial, for Nettleton Seven North Associates, LLC located at 1209 N. 130<sup>th</sup> Street

Chair Gebauer introduced Item #6 and asked for staff's report.

Staff introduced the item as a sort of continuation from the January 2022 meeting in which this particular parcel was pulled from the applicant's request due to ongoing conversations between staff and the applicant. This particular request is to amend the Comprehensive Plans Future Land Use Map. Staff stated that no significant development has occurred on the property, the FLUM was amended most recently in 2007 to a Mixed-Use category and was subsequently rezoned, but development had not occurred. Staff stated the close proximity to the heavy industrial use to the east was a detriment to the property in question and talked about the difficulty in developing residential along the eastern edge of 1209 as initially presented.

Commissioner Zeps asked if this was initially the same the request as in January. Staff stated yes, this was the same request but indicating a realignment of Nettleton Avenue.

Commissioner Mesmer asked if the reasoning behind the currently layout of Nettleton was done to support a future detour when the potential intersection reconstruction at Kansas Avenue and K-7 took place. Insight into current staff opinion of that intersection and the proposed changes recommended by KDOT was given. Staff further elaborated on what would need to occur farther north of Kansas Avenue to make Nettleton a viable detour.

Curtis Holland – Applicant Representative – gave a slide show that provided information on previous developments and what the appearance of this development would be.

William Block – Applicant – Spoke about the projects that the company has completed in the past, what the intent of this area would be – light industrial with multifamily residential to the north – he spoke about the extension of utilities that would need to occur and that this was the main driver behind needing to move forward with the second building

Deborah Taylor – 901 S. 130<sup>th</sup> St. – Stated she was the Trustee of her mother's property and had general questions regarding the utility extensions necessary and how the cost of installation may or may not affect the properties in the

area. Staff stated that any costs to extend the sanitary sewer, water, roadway, etc. would rest upon the developers and the properties that they own. Ms. Taylor further stated she would be in favor of the proposal.

Mr. Willet – 926 S. 130<sup>th</sup> St. – Stated he had no objections to the proposal but stated he was disappointed that it did not materialize and develop as initially planned in 2007.

Discussions between the Commissioners revolved around future access to the park, the layout and routing of Nettleton, Staff stated the applicants had worked with KDOT and Staff to determine an amicable location for the extension through the property. Commissioner Mesmer expressed some displeasure in the proposed alignment of Nettleton, but knowing the applicant had discussions with KDOT and the City as to the proposed location and inclusion of a roundabout he felt better about his final decision.

Chair Gebauer asked if any Commissioners had questions of staff or the applicant; being none Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Comprehensive Plan Amendment with Staff's recommendations. Commissioner Perica **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

**MOTION PASSED 7 – 0**

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**Agenda Item #7 – Rezoning – BSRZ-02-22** – request for approval of rezoning, requested change is from C-2 (General Business District) and R-3 (Multifamily Residential District) to I-1 (Light Industrial), for Nettleton Seven North Associates, LLC located at 1209 N. 130<sup>th</sup> Street

Chair Gebauer introduced Item #7 and asked for staff's report.

Staff introduced the item as a sort of continuation from the January 2022 meeting in which this particular parcel was pulled from the applicant's request due to ongoing conversations between staff and the applicant. This particular request is to rezone the property from C-2 and R-3 to I-1. Staff stated that no significant development has occurred on the property, the FLUM was amended most recently in 2007 to a Mixed-Use category and was subsequently rezoned, but development had not occurred. Staff stated the close proximity to the heavy industrial use to the east was a detriment to the property in question and talked about the difficulty in developing residential along the eastern edge of 1209 as initially presented.

Traffic concerns were discussed regarding entering and exiting off of Kansas Highway 7, Staff stated the requirement to provide a Traffic Impact Study was in the recommendations and that KDOT would be requiring one as well. In the discussion timeframe Staff realized that a preliminary Traffic Impact Study had already been completed and submitted to KDOT and the City for review.

Staff discussed language they discovered while revising the Comprehensive Plan, the question that was posed is not asked in the Comprehensive Plan Change request but is asked as one of the Golden Rules for rezoning, it states the following:

*The magnitude of commercial and industrial development is not feasible to project, given the unique setting of Bonner Springs in the UG metropolitan area.*

- *The development trends of non-residential growth projected for the Bonner Springs area; and*
- *The public policy of promoting commercial and industrial uses in close-in, contiguous Designated Growth Areas.*

*One potential site for a business/industrial park would be the Nettleton Road interchange development area, which should be mixed use shared with retail. Another is the expansion of the city industrial park south of the Kansas River. The site offers an opportunity to expand business park activities that are more intense in size and land use type.*

Chair Gebauer asked if any Commissioners had questions of staff or the applicant; being none Chair Gebauer called for a motion.

Vice-chair Clark made a motion to **APPROVE** the Comprehensive Plan Amendment with Staff's recommendations. Commissioner Bombardier **SECONDED**, the motion.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

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**Agenda Item # 8 – goDotte Presentation** – Gunnar Hand, Director of Planning and Urban Design with the Unified Government of Wyandotte County gave a presentation of the goDotte County-Wide Mobility Plan. No action was required or taken.

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**Agenda Item #9 – OPEN AGENDA – None**

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**Agenda Item #10 - CITY PLANNER'S REPORT**

Board of Zoning Appeals meeting for the November meeting

Review the revised/updated Comprehensive Plan

Chair Gebauer adjourned the meeting at 7:28pm.