

MINUTES – 12.20.2022 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, December 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: Larry Clark; Greg Gebauer; Lloyd Mesmer; Vince Bombardier; Paul Zeps; Jason Cruse; Nick Perica
Absent: – Sherri Neff
Quorum Established
Staff Present: Mark Lee, City Planner

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of October 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 Mesmer and seconded by Commissioner Bombardier.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

4. **NEW BUSINESS**

Agenda Item # 4– Site Plan - ST-06-22 – Consider a site and landscape plan for 530 S. 129th Street.

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

Staff introduced the item, explained the location of the project. Staff further reported that the site plan was in conformance with the Zoning Regulations; and reported that the design review team has recommended the request for approval with conditions.

Chair Gebauer asked if any Commissioners had questions of staff. Chair Gebauer asked the applicant if they had any comments; being none Chair Gebauer asked if there were any questions of the applicant. Commissioner Zeps asked if this was going to be constructed as a shell commercial building or if they had a specific retailer that was moving in?

The landscape architect of record and developer representative spoke in regards to a potential tenant; they expressed the fact that, yes they do in fact have a tenant ready to occupy the building – a retail paint store.

Chair Gebauer asked if there were any other questions of staff; being none Chair Gebauer called for a motion.

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

Commissioner Mesmer asked if any had caught a slight mistake in the plans. No other Commissioners nor staff could determine an error. Commissioner Mesmer noted that there where seven (7) drawings that indicated building layout and design. Commissioner Mesmer noted that one rendering indicated a roll-up door in one location but all other pages referenced it in another location. For clarification the developers representative did note they had seen this error but did not address it in time. The discovery by Commissioner Mesmer did not affect the outcome of the approval but was duly noted.

Chair Gebauer called for a Roll Call vote.

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

NAY – None

ABSTAIN - None

MOTION PASSED 7 – 0

Agenda Item # 5 – Review of the 2023 Planning Commission meeting calendar – Staff explained that typically the meetings would be held on the third Tuesday of every month and that federal holidays should not affect any meeting dates.

Agenda Item #6 – OPEN AGENDA – None

Agenda Item #7 - CITY PLANNER'S REPORT

- i. January meeting will have a request for a Comprehensive Plan land use amendment and subsequent rezoning for a property located at 720 N. 118th Street.
- ii. Continue to review the revised Comprehensive Plan – provide feedback and questions
- iii. Discussion regarding sizes of accessory buildings in the A and A-1 zoning district
 - a. Look at a square foot per acre?
 - b. Increased setbacks per an increase in square foot?
- iv. Staff relayed an invitation to the January 9th City Council meeting where the City will receive an award for achieving the Bronze Level in the Community for All Ages program through MARC.
- v. Staff provided an update on some of the ongoing projects

Chair Gebauer adjourned the meeting at 7:31pm.