

MINUTES – 2.28.23 – DRAFT
BONNER SPRINGS PLANNING COMMISSION MEETING
Tuesday, February 28, 2023 – Regular Meeting – 7:00 p.m.

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1. Meeting **CALLED TO ORDER** by Chair Gebauer at 7:03 p.m.

ROLL CALL

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

Absent: – Paul Zeps

Quorum Established

Staff Present: Mark Lee, Community Development Director

2. **CONSENT AGENDA**

Item #2 – Approval of Minutes of January 17, 2023 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 Neff.

Chair Gebauer called for a vote.

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

NAY – None

MOTION PASSED 7 – 0

3. **UNFINISHED BUSINESS**

None

NEW BUSINESS

4. **Agenda Item # 4 – Final Plat (Replat) – FP-01-22 - 399 N. 130th Street – Consider a Replat** for Ensign Storage at 399 N. 130th Street.

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

Staff had set up a GoTo Meeting link for the applicant, it failed at the time of the meeting and would not work correctly. The applicant was not able to join the meeting but staff sent several emails relaying information and how the meeting would proceed, including that if the item became contentious I would ask that the item be tabled so the applicant would have a chance to speak.

Staff introduced the item, explained the location of the project and the project itself. Staff further explained that replat was being requested to coincide with the expansion of the Ensign Storage facility and the ground was in the process of being purchased from the Agricultural Hall of Fame.

Staff explained that it was their understanding that these additional pieces of ground were to be utilized as Temporary Construction Easements but sometime during the discussions with the AG Hall of Fame, the owners decided to purchase the additional property versus utilizing it as Temporary Construction Easements.

Chair Gebauer asked if there were any questions or comments from the public.

David Hurrelbrink (AG Hall of Fame) – asked about the storm water retention plan and why an additional portion of ground was being requested by the applicant and how this affected the plat. Mr. Hurrelbrink expressed concerns of erosion potentially caused by the release of storm water from the site and was curious as to how this was being addressed.

Staff explained that the storm water report had been submitted and reviewed by our City Engineer and given approval prior to the commencement of construction. Staff further explained the locations of the storm water retention areas, stating one is an open pond, located in the northwest corner of the property while the other is located underground in the general area of the outside storage.

Staff further stated that the additional portion of ground being requested by the applicant was not part of this plat and that the applicant was pursuing this for possible future expansion if needed.

Commissioner Mesmer made a motion to **APPROVE** the final plat (replat) with staff recommendations; Chair Gebauer called for a second. Commissioner Perica **SECONDED** the motion.

Chair Gebauer asked staff for a Roll Call vote

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

NAY –

ABSTAIN - None

MOTION PASSED 7 - 0

5. Agenda Item # 5 - Final Plat (Replat) – RP-01-23 - Lot 242 Lake of the Forest – 542 Lake Forest Drive – Consider a replat for 542 Lake Forest Drive

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

Staff introduced the item, explained the location of the project and the project itself. Staff further explained that replat was being requested to coincide with a requested fence permit. The applicant had submitted a permit for the installation of a fence; after staff's review of the permit it was determined that the area in which the applicant wanted to place the fence was not part of their property but instead considered "Common Area" for the subdivision. This did not allow for the installation of the fence as the applicant had wished. Through discussion with the applicant, it was determined that they did indeed wish to construct a fence where initially located. This triggered the process of replatting the lot so that portion would now be included within the applicant's lot.

During the discussions between staff and the Commissioners confusion began to evolve around the numbering of the lots and naming of the plat.

Alex Elliott – Atlas Land Consulting – Represented the owners and spoke on their behalf. Mr. Elliott clarified the naming of the plat and how it correlated to an existing replat of three lots prior. A 'Resurvey' of Lots 240, 241 and 242 had been completed in the past adjusting property lines, etc. This revised plat was only for Lot 242 of the original three, while the naming of the plat did appear confusing-

"A REPLAT OF LOT 242 LAKE OF THE FOREST CLUB RESURVEY LOTS 240, 241 AND 242"

It was correct, due to the previous resurvey being recorded at an earlier date.

Vice-Chair Clark made a motion to **APPROVE** the plat with staff's recommendations, Commissioner Perica **SECONDED**.

Chair Gebauer called for a Roll Call vote.

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

NAY –

ABSTAIN - None

MOTION PASSED 7 – 0

6. Agenda Item #6 OPEN AGENDA – None

7. Agenda Item #7 COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- i. Funding has been awarded for the Planning Sustainable Places round of grants through MARC – we have been awarded \$75,000.00 in order to have a Downtown Master Plan developed. MARC handles all RFP's, once those are received we will receive those RFP's to choose one. Staff will keep everyone updated
- ii. March meeting will consist of
 - a. 3 distinct Special Use Permits to allow for multifamily residences to be constructed in the R1-A zoning district
 - b. A site plan approval for Built to Fit and their proposed new building
 - c. Revisions to the accessory building language in certain zoning district.

Chair Gebauer adjourned the meeting at 7:38pm.