

**Members Present:** Mark Bishop, Robert Niffen, Greg Scott, John Altevogt

**Staff Present:** Michael Webb, City Manager  
Bradley Hocevar, City Planner  
Katie Ross, Administrative Specialist for Planning Services

### **PLANNING COMMISSION**

The regular meeting was called to order by Chairman Bishop at 6:03 p.m.

#### **Minutes from May 19, 2021**

Commissioner Altevogt made a motion to approve the minutes. Commissioner Niffen seconded the motion. The motion passed 4-0.

#### **New Business**

- a. **Replat / Final Plat** – 1857 S 105<sup>th</sup> Terrace (2021-02-FPT) – Kevin and Haley McGinnis (Owners) / Larry T. Hahn Jr. – Hans Surveying (Applicant)

City Planner Bradley Hocevar took the podium to discuss the item. The property owner is not looking to change the size of the lot. Their intentions are to redefine the utility easements which would enable them to build an accessory structure. The original lot was approved in 1994. The current zoning ordinance has a 25-foot front yard set-back.

City Manager Michael Webb discussed how they have a large open area to build on but it showed a utility easement and was not buildable. This will clean that up. He also discussed the size limitations for the accessory structure.

Commissioner Altevogt made the motion to approve the item. Chairman Niffen seconded the motion. The motion passed 4-0.

#### **Staff Reports**

City Planner Bradley Hocevar discussed the classification of roads. If we get all the necessary documents, we should be able to submit our updates in January.

City Manager Michael Webb discussed the different types of roads and how the City could utilize federal funding for road projects. The last classification update the City did was about seven or eight years ago.

City Planner Bradley Hocesvar mentioned that we would need traffic counts and other information to go along with our documentation for the January submittal.

City Manager Michael Webb said that generally these requests get approved.

City Planner Bradley Hocesvar discussed having a greater online presence. He showed the outdated map that is shown on our website. GIS provides us with tools we can use to help update the website. Bradley brought up the plans for Riverfront Park Development and how a few firms brought their ideas for the project.

City Manager Michael Webb discussed the project and how we have already built the trail through the area. Recently, the board for the project interviewed firms to do the planning. They have chosen a firm to do the design by years end. Then it would be discussed if we want to move forward with construction type documents. He then discussed how the City worked with Fastenal to get the trail built. We can look at other projects and how incentives can help the Parks.

Commissioner Altevogt discussed the trail system and how they start in Olathe and go all the way north. He mentioned how these are valuable to the community.

City Manager Michael Webb gave an update about the 110<sup>th</sup> and Riverview project. This project is still planned to be a year end completion. Scannell has a user called Medline. He is not sure on the size of the building but they provide medical supplies. They will have some additional IRBs there and are updating Riverview from where we stop even more to the west. He also discussed the project Evergy is pursuing on the north end of town.

Chairman Bishop spoke about how people in the community are not happy with the Bonner Springs project. They are really not happy about the round-about. His biggest concern was about the money Shawnee had to spend buying fire trucks to get around roundabouts and that Edwardsville doesn't have that kind of money. He commented that the City of Bonner Springs doesn't care what we think and that they don't have to look at it like we do.

Commissioner Altevogt said that when our members have gone to the City of Bonner Springs meetings, they have treated our members rudely and unprofessionally. Which is one of the reasons he brings up the question of litigation initiated by this commission. This doesn't help our community or our master plan. He believes they could have something more inline with the rest of the community.

Chairman Bishop said we don't have any rights to say anything.

City Manager Michael Webb said there wasn't an option from a City standpoint, they went through zoning in the City of Bonner Springs. He doesn't know what standing we would have.

Commissioner Niffen said what's inside their borders is theirs, and what's in ours is in ours.

Chairman Bishop asked if they communicate with staff regarding what they are doing, or is that all second hand?

City Manager Michael Webb said they have been pretty communicative with him, his discussions have been mostly with the developers. They are going back through the final plat process. He did submit comments for the original submittal that the developer responded to at the time. Originally Scannell was going to own the land and they would have tenants, but they have elected to change that. The most complicated piece of this process was that the land was originally owned by Compass and then sold to Scannell. Part of the sewer is on a parcel still owned by Compass. Now both Compass and Scannell have requirements to extend the sewer, so he is having to deal with two parties to get the sewer to connect which has made it frustrating. From that site it comes to our lift station. Scannell had to pay a \$100,000 access fee and then pay a premium out of state sewer fee which is pretty typical. It is a common way when you provide a service out of area to charge 1.5 times. When you have a sewer system you want to have sewer flows. The original plan had three, two parallel to 110<sup>th</sup> and one parallel to Riverview. They have changed the corner building and turned it to be parallel to Riverview.

### **Adjournment**

Chairman Bishop made the motion to adjourn the meeting.

Minutes submitted by Katie Ross, Administrative Specialist.