

**Members Present:** Mark Bishop, Robert Niffen, Greg Scott, Tim Sweeten, 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 6:00 p.m.

#### **Minutes from April 21, 2021**

Commissioner Niffen made a motion to approve the minutes for January, February, and March. Commissioner Altevogt seconded the motion. The motion passed 5-0.

#### **New Business**

- a. **Replatting Public Hearing -10326 Richland / 340 S 103<sup>rd</sup> Court / 316 S 102<sup>nd</sup> Street (2021-01-FPT) – Erin C. Harves, Allen D. Harves and Scott A. Harrington (Owners) / Andrea Weishaubt – Atlas Surveyors (Applicant)**

City Planner Bradley Hocevar took the podium to discuss the item. It has already been approved by Council once before with conditions, but due to minor errors there have been some minor changes.

Commissioners Altevogt and Niffen both asked where the seven-foot change came from.

City Planner Bradley Hocevar made the recommendation that the item be approved with conditions.

City Manager Michael Webb asked for it to be noted that the applicant and owner did not appear for the meeting.

Commissioner Niffen made the motion that the item be approved with conditions. Chairman Bishop seconded the motion. The motion passed 5-0.

#### **Staff Reports**

City Manager Michael Webb spoke about the work being done at 110<sup>th</sup> street and Riverview and that it is now under construction. The project in Bonner Springs is moving

forward along with the improvements on Riverview to the west, and the sewer improvements that are required to connect that sewer to Edwardsville. The sewer plans are about thirty days out and will need to be reviewed by Edwardsville and KDHE. Chairman Bishop asked how much the sewer connection fee will be to which City Manager Michael Webb replied \$100,000 dollars. There will also be usage fees. That is more than equivalent then we would typically charge.

Chairman Bishop said he would like to see something in the agreement that if Bonner Springs does not take care of the road, that we cancel their sewer contract. This would give the City leverage to ensure Bonner Springs takes care of the roads. He does not believe Bonner Springs will maintain the roads as promised.

City Manager Michael Webb responded that there are two separate agreements in place. One with Bonner Springs in relation to the overall development of the area, and a separate sewer agreement that is between Scannell, Compass, and the City. In the agreement with Bonner Springs they have stated they have all intentions of providing Fire and EMS services to this area.

Commissioner Altevogt asked where the fire station they have is located to serve that area and how can we put something in place to hold Bonner Springs accountable.

City Manager Michael Webb replied that the two agreements are already in place. That even if Bonner Springs does not maintain the road, that is a separate agreement from the sewer agreement and that we could not shut off the sewer.

Chairman Bishop commented that there is going to be a lot of trucks on our pavement that we will have to maintain and that there should be some sort of agreement covering that. Edwardsville will end up footing the bill while Bonner Springs gets all the tax benefits.

Commissioner Sweeten said there is nothing we can do at this point regarding the roads and the sewers, but we should look into seeing if they could put screening up to help with the bright lights and the residential homes in the area.

City Manager Michael Webb replied that he has had positive response from Scannell. He has expressed concern over the lighting and have had discussions with both Bonner Springs and Scannell, but we do not have the governing authority. Any access onto our streets would go through us but nothing has been submitted yet. City Manager Michael Webb discussed the road improvements regarding signage and KDOT.

City Planner Bradley Hocesvar said he is continuing to work on the red line review and he plans to find better definitions for the land use sections. He is hoping to have something ready for review by the next meeting.

City Manager Michael Webb discussed the quiet zone project and that the driveway easements are done. The county is ready to move on the project once the railroad gives approval.

### **Adjournment**

Chairman Bishop made the motion to adjourn the meeting.

Minutes submitted by Katie Ross, Administrative Specialist.