

**MINUTES OF THE PLANNING COMMISSION MEETING**

**PLANNING COMMISSION/  
BOARD OF ZONING APPEALS  
December 21, 2010**

**Commissioners Present:** Cowman, Gage, McLean, Bonner, Smith, Wrischnik  
**Commissioners Absent:** Peterson

**Others Present:** Mike Gotfredson, Amy Barenklau, Brian McCauley, Dennis & Julie Kauffman

**Item 1: Pledge of Allegiance**

**Item 2: Consider minutes from the November 16, 2010 meeting**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the November 16, 2010 meeting.

*Commissioners Gage and Wrischnik made a motion to approve the minutes as submitted. Commissioners McLean and Bonner abstained, all other Commissioners voted in favor.*

**Item 3: Public Hearing: Consideration and vote on a conditional use permit for a bed and breakfast at 402 E Kaskaskia, Dennis and Julie Kauffman, applicant.**

*Commissioners Gage and Cowman made a motion to open the public hearing. All Commissioners voted in favor.*

Planner Gotfredson presented the staff brief and gave an overview of the request and reminded Commissioners that criteria for this use are in Section 03.329 of the Land Development Ordinance.

Planner Gotfredson's findings are that the application is consistent with Section 21.220 of the LDO, the conditions of approval are consistent with Section 21.222 of the LDO, and that the application will not be detrimental to the health, safety or general welfare of the community.

Mr. Gotfredon recommends that the Planning Commission recommend approval of the conditional use permit with the following conditions:

1. The owner/proprietor is required to occupy the residence.
2. The number of bedrooms used for a Bed and Breakfast shall not exceed five (5).

3. Bed and Breakfasts shall comply with County and State requirements/licenses as a food service or lodging facility.
4. Short-term overnight lodging shall be permitted. Monthly rentals or leasing shall be prohibited.
5. A minimum of one off-street parking space is required.

Planner Gotfredson explained that the applicants were in attendance to answer any questions. Mr. Kauffman stated that they enjoy Paola very much and decided to give this a try and would appreciate the Commissioner's support.

There were no additional comments from those in attendance.

Commissioner Gage inquired if current parking was adequate. Planner Gotfredson stated that it met requirements.

*Commissioners Gage and McLean made a motion to close the public hearing with all Commissioners voting in favor.*

*Commissioners Smith and Bonner made a motion to recommend approval of the Conditional Use Permit for a bed and breakfast at 402 East Kaskaskia with the recommended conditions. All Commissioners voted in favor.*

#### **Item 4: City Planner Report and Items from Commissioners.**

Planner Gotfredson gave an update on discussions regarding the Community Growth Areas. He stated that there is a lot of work to be done before there is an understanding of what they will be in the future. He asked that any comments or thoughts, specifically about boundaries would be appreciated.

Commissioner Wrischnik asked about how any future boundary areas might be handled or if they would remain similar. Planner Gotfredson explained that he feels that the City of Paola will no longer be the first line of approach for issues in the areas currently called community growth areas. He stated his hope is that the roles will be reversed and that the City will be able to provide input on issues on the areas. His understanding is that approvals for platting, zoning and other applications will fall with Miami County.

Commissioner Smith inquired if the reason for the decision to terminate the agreements was the concern that city documents such as the LDO and comprehensive were not specific enough. Planner Gotfredson stated that County Commissioners have stated the reason for their decision was a lack of representation as the City Council is not elected by growth area residents.

Commissioner Gage stated the felt it would be beneficial for planning commissions from each city to meet a couple times a year to see if all were on the same page in terms of the new areas. Mr. Gotfredson stated he felt that would be possible.

Commissioner McLean stated he felt that the reasoning given by County Commissioners for dismissing the growth areas was lame. He stated he had property in two different districts, yet he can only vote for representation in the district where he resides.

Commissioner Bonner asked if any of the growth areas and/or regulations would remain intact after the September deadline. Planner Gotfredson stated they would not. He also stated that the participating cities had wanted to discuss boundaries before the county made the decision to terminate, but that he and other city officials will be evaluating changes as everyone moves through this process.

Planner Gotfredson thanked the Commissioners for their continued service and dedication to the City of Paola and presented each member with an ornament.

**Item 6: Adjournment.**

*Commissioners Cowman and Bonner made a motion to adjourn the meeting. All Commissioners voted in favor.*

Meeting was adjourned at 5:17 pm.