

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS**

June 19, 2012

Commissioners Present: Cowman, Smith, Pfefferkorn, Hardwick

Commissioners Absent: McLean, Peterson

Others Present: Mike Gotfredson, Amy Barenklau, Brian McCauley, Matt Schlicht, Russell Hayes

Item 1: Pledge of Allegiance

Item 2: Consider minutes from the March 20, 2012 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the March 20, 2012 meeting.

Commissioners Pfefferkorn and Smith made a motion to approve the minutes as submitted, with Commissioners Smith, Pfefferkorn, and Hardwick voting in favor. Commissioner Cowman abstained since he was not present at the previous meeting.

Item 3: Public Hearing: Consideration and vote on a conditional use permit for an automotive detailing business at 811 South Silver, Mickey McCoy and Russell Hayes applicant.

Commissioners Cowman and Smith made a motion to open the public hearing with all Commissioners voting in favor.

Planner Gotfredson presented an overview of the conditional use permit request and gave Commissioners an idea of what type of business would occur at the location and indicated that there would not be any long term parking of vehicles due to nature of the business. He reviewed the criteria for approval of conditional use permits and stated he felt there would be minimal impact on surrounding properties.

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

Mr. Gotfredson recommends approval of the conditional use permit with the following conditions:

1. The building must be approved for an occupancy permit.
2. A maximum of two overnight drop-off vehicles are permitted.
3. Repairs to rear privacy fence to be completed as needed.

Planner Gotfredson stated that one of the applicants, Russell Hayes was in attendance to answer any questions Commissioners might have.

Commissioner Smith stated that the property already looked a lot better than previously.

Commissioner Hardwick inquired if there was ample parking at the location. Planner Gotfredson stated that for the use and size of the property there was plenty parking in the front and back of the building.

There were no comments from those in attendance.

Commissioners Cowman and Smith made a motion to close the public hearing with all Commissioners voting in favor.

There was no additional discussion.

Commissioners Cowman and Hardwick made a motion to recommend approval of the Conditional Use Permit for an automotive detailing business at 811 South Silver with the recommended conditions. All Commissioners voted in favor.

Item 4: Consideration and vote on a final plat for a two lot subdivision near Hospital Drive and Lakemary Drive, Engineering Solutions, applicant.

Planner Gotfredson gave Commissioners an overview of the request for the plat and standards for approval as outlined in the Land Development Ordinance. He discussed the location of the property and that this was a good quality project that would be coming to the Commission in the very near future. He stated that Matt Schlicht, with Engineering Solutions was in attendance to answer any questions.

Commissioner Pfefferkorn asked if the units would be sold or rented and managed by an entity. Mr. Schlicht stated that Dean Development will build and maintain ownership of the property and units for an extended period of time. Residents must meet age and income qualifications to live in the units.

Commissioner Smith inquired about the number of structures that will be built on the parcel. Mr. Schlicht stated that he believed there would be a total of four residential structures and one

clubhouse with a gazebo or gathering space near the clubhouse. He said the residential units are nice, efficient units.

Commissioner Cowman inquired if the development/management group was the same group that owned Osage Terrace apartments on Hospital Drive. Planner Gotfredson stated that it is not the same group. He stated that Dean Development has several other similar developments in the area, like Osawatomie, Iola, Peculiar, Raytown and Grandview. He stated he had looked at some of the developments and that the management company appeared to be a good group and in his opinion these would be a good housing option for seniors.

Commissioner Smith stated that it looked like the development was going to be a tight fit with the site layout. Mr. Schlicht indicated that they had worked through all the requirements to make sure they complied with everything.

Mr. Schlicht informed commissioners that once they get approval it is a fast process and the final site plan should be completed around the 29th.

Commissioners Smith and Pfefferkorn made a motion to recommend approval of the final plat for Paola Living Center. All Commissioners voted in favor.

Item 5: City Planner Report and Items from Commissioners

Planner Gotfredson informed Commissioners that renovations have begun at City Hall and that staff is settling into their temporary location at 10 West Peoria. He invited Commissioners to stop by for a tour.

Planner Gotfredson told the Commissioners that staff expects the senior apartments project to move swiftly. The applicant has been good to work with and is anxious to get this project underway. He anticipates having a site plan for July's meeting.

Planner Gotfredson stated that during the move, extra copies of the Land Development Ordinance were found. If any Commissioner would like to have a hard copy, please let him know and he will get one to them. He went on to encourage Commissioners to utilize the file on the website as it is available to them as well.

Planner Gotfredson informed Commissioners that Commissioner Wrischnik has moved out of city limits and that Mayor Stuteville welcomes suggestions for his replacement.

There were no items from the Commissioners at this time.

Item 6: Adjournment

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

Meeting was adjourned at 5:15 pm.