

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS**

July 17, 2012

Commissioners Present: Cowman, Smith, McLean, Pfefferkorn, Hardwick

Commissioners Absent: Peterson

Others Present: Mike Gotfredson, Amy Barenklau, Brian McCauley, Matt Schlicht, Don Morris

Item 1: Pledge of Allegiance

Item 2: Consider minutes from the June 19, 2012 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the June 19, 2012 meeting.

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

Item 3: Consideration and vote on a preliminary and final site plan for a senior housing facility near Hospital Drive and Lakemary Drive, Engineering Solutions, applicant.

Planner Gotfredson presented the background of the request for approval of the site plan. He reminded Commissioners that the plat had been approved in June for this 28-unit senior housing project. He stated that multifamily housing was an allowed use in the zoning district and that parking and setback requirements had been met, but there were a couple of concerns to be addressed by Commissioners.

Mr. Gotfredson stated that the access spacing off Hospital Drive should be 500 feet, but that the Land Development Ordinance allows the Planning Commission to recommend deviations from access spacing standards when conditions arise in which the standards do not fit. He stated that based on existing drives he felt it would be appropriate to allow the proposed additional access on Hospital Drive.

The other item of concern is needed improvements along Lakemary Drive. Planner Gotfredson stated that there is only a small portion of the improvements along frontage of this project. He

indicated that the City will be doing improvements to this road in the future and therefore recommends placing money in escrow for their portion of the improvements as has been done previously. He indicated that the estimated cost for the improvements has been provided by Public Works.

Planner Gotfredson's findings are that the application is consistent with Section 21.625 of the LDO, that a deviation for access spacing is consistent with Section 11.233 of the LDO and that the application will not be detrimental to the health, safety or general welfare of the community.

Planner Gotfredson recommends that the final site plan be approved with the following conditions:

1. Lakemary Drive improvements put in escrow.
2. Satisfactory completion of engineering comments as provided.
3. Planning Commission approval of a deviation on access spacing.
4. More detailed landscaping and lighting plans be provided with construction plans.

Commissioner Pfefferkorn inquired if staff had storm water runoff concerns. Planner Gotfredson indicated that staff relied upon the storm water study review completed by the engineer. He said that there had not been any huge issues flagged for concern, so he felt comfortable with the engineer's comments.

Matt Schlicht with Engineering Solutions told the Commissioners that the plans were to use the underground pipes for detention. Soil borings would be used for infiltration and they would continue to work with the county health department to improve drainage on their property, and then work on Hospital and Lakemary Drive run off issues.

Commissioner Smith inquired about installing a turn lane for south bound traffic on Hospital Drive. Mr. Schlicht explained that since the apartments are age restricted there will be low traffic in and out of the complex so the need for a turn lane, which is typically required to stack vehicles, would not be necessary.

Commissioner Pfefferkorn asked to confirm that the storm water plan included plans to store water under the parking lot. Mr. Schlicht explained that the plan shows upgrading existing storm boxes to arch pipe with a base around the pipes which will allow water to infiltrate the ground around the pipes.

Commissioner Pfefferkorn asked for additional clarification about current detention and drainage on the unplatted portion of the property, which is the health department. Mr. Schlicht stated that there is a low area on the property and water tends to pond currently. They are trying to work with the county to grade the property and help make it work better for them as well.

There was no additional discussion.

Commissioners Smith and Pfefferkorn made a motion to recommend approval of the Preliminary and Final Site Plan for Paola Living Center with the recommended conditions. All Commissioners voted in favor.

Item 4: City Planner Report and Items from Commissioners

Planner Gotfredson informed Commissioners that the Metropolitan Planning Organization (MPO) for the Kansas City area Mid-America Regional Council (MARC) has added Miami County to its boundaries. It will be good for our community to be included in regional discussions and though it might take a while for impact to be seen it will provide some potential funding on some items. He stated there might be some things to consider updating in the Comprehensive Plan and Land Development Ordinance in the future.

There were no items from the Commissioners at this time.

Item 6: Adjournment

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

Meeting was adjourned at 5:15 pm.