

MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS

April 19, 2016

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

Commissioners Absent: Meinig

Others Present: Mike Gotfredson, Randi Shannon, Bob Kratzberg and Wayne Schwalm with Sonic, Rob George with Legacy Contractors, LLC., Nick Ewing with Sullivan Palmer Architects

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the February 16, 2016 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the February 16, 2016 meeting.

Commissioner McLean stated that there were some inconsistencies with the minutes referring to the interior floor of the USD #368 interior flooring, and with the details on the amount of information given for the overall project.

Commissioners Wrischnik and Cowman made a motion to approve the minutes with amendments addressed by McLean, with all Commissioners voting in favor. Pfefferkorn abstained due to previous absence.

Item 3: Consideration and vote on a site plan for a new Sonic restaurant, 12 South Hedge Lane, Wayne Schwalm, applicant.

Planner Gotfredson presented that the applicant is applying for a new Sonic restaurant building out in front of the Paola Inn & Suites. The restaurant will be similar to the one that is currently in operation in Osawatomie. The new restaurant will be just under 2,000 square feet with seventeen (17) parking spaces and twenty (20) ordering stations. The property will contain a one way entrance and one way exit with a drive-through lane. Exterior of the building will be brick with a landscaping plan that meets the LDO requirements.

Planner Gotfredson recommended approval of the site plan with the conditions of provided details of the retaining wall and dumpster enclosure.

Commissioner McLean questioned the possible issue with storm water runoff. Gotfredson stated that as part of the review process, Public Works Director Craig Browning reviewed the plans and he did not have any concerns with the amount of runoff that would be generated.

Commissioner Hardwick expressed his concern about the increased traffic low through the residential area of Holly Lane due to the new location.

There was no further discussion among Commissioners.

Commissioners Pfefferkorn and McLean made a motion to approve the final site plan with conditions of the additional details of the retaining wall and dumpster enclosure, Sonic restaurant at 12 South Hedge Lane, applicant. All Commissioners voted in favor.

Item 4: Consideration and vote on a site plan for an addition to Lighthouse Church, 1402 East 303rd, Legacy Contractors, LLC, applicant.

Planner Gotfredson presented a request for an addition to the Lighthouse Church. It will be a new youth center of approximately 11,000 square feet with twenty (20) new parking spaces. The exterior of the addition will be stucco. There will also be an added drive connecting to Cottonwood Dr. to increase access. Paola Fire Department and Public Works reviewed the site plan and did not have any comments.

Planner Gotfredson recommended approval for the site plan for Lighthouse Church.

Commissioner Cowman stated that this addition was part of the original plan when the church was first approved. McLean stated that previously a requirement for this addition would be to finish the sidewalks. Gotfredson confirmed and said that the walking trails were put in to satisfy that requirement instead, therefore there are no outstanding requirements.

There was no additional discussion among Commissioners.

Commissioners McLean and Pfefferkorn made a motion to approve the design review for the addition to Lighthouse Church, 1402 East 303rd, Legacy Contractors, LLC, applicant. All Commissioners voted in favor.

Item 5: Consideration and vote on a design review for a new front facade for El Potro restaurant, 602 N Pearl, Sullivan Palmer Architects, applicant.

Planner Gotfredson presented the design review for a new front facade for El Potro restaurant. This requires approval due to the property being located in the City entrance which has guidelines for material, colors and style.

Planner Gotfredson states that this design meets all the requirements and recommends it for approval.

Commissioners Wrischnik and Pfefferkorn questioned if the exterior is stone if it will match the existing stone. Gotfredson confirmed that they plan on continuing the existing stone on for whole front facade.

Commissioners Wrischnik and Cowman inquired if the new entryway would eliminate any parking, and if the restaurant will still meet the parking requirements. Nick Ewing with Sullivan and Palmer Architects stated that it entry will take away two (2) spaces, but with the nine (9) spaces provided off property they still meet the required amount.

There was no additional discussion among Commissioners.

Commissioners Pfefferkorn and Wrischnik made a motion to approve the design plan for El Potro restaurant, Sullivan Palmer Architects, applicant. All commissioners voted in favor.

Item 6: Consideration and vote on a final plat for Hidden Meadows Estates Phase II, C3 Realty, applicant.

Planner Gotfredson presented the final plat for a seven (7) lot subdivision. The preliminary plat showed fifteen (15) lots but developer felt that he wanted to break phases up into smaller pieces to get the lots sold first. Construction plans have been reviewed by Wilson and Company with minimum comments.

Planner Gotfredson recommends approval on the final plat for Hidden Meadows Estates Phase II, on the approval of the review comments by Wilson and Company be satisfied.

Commissioner questioned if they have made the lots bigger. Gotfredson stated they the lots are the same size, they just cut down on the number of lots for this phase and the other lots will come at a later time.

Gotfredson also stated that the developer will be installing a new road along with the extension of the water and sewer.

Commissioners Hardwichk and Wrischnik made a motion to approve the final plat for Hidden Meadows Estates Phase II, applicant. All commissioners voted in favor.

Item 7: Community/ Economic Development Director Report and Items from Commissioners.

Planner Gotfredson gave a brief update of projects going on in the City of Paola.

USD 368 projects continue on schedule. The baseball fields have already been used and the tennis courts are under construction.

Construction continues on the Miami County Detention Center. Work is ongoing on the tunnel and is anticipated to be completed in the next few weeks.

The new housing incentive program the City adopted two years ago expired last year. During those two years 11 new homes were constructed. Due to continued interest in the program, the desire to maintain this momentum, and to remain competitive with surrounding communities on this issue,

the Council voted to adopt the program again for this year. This program will expire after a year OR when 10 new home permits have been issued.

I have included an article from the April issue of Planning for your reference

Item 8: Adjournment.

Commissioners Pfefferkorn and Mclean made a motion to adjourn the meeting. All Commissioners voted in favor.

Meeting was adjourned at 5:28 pm.