

**MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING**

**PLANNING COMMISSION/  
BOARD OF ZONING APPEALS**

**May 5, 2009**

**Commissioners Present:** Cowman, McLean, Gage, L. Smith, Bonner, King, Wrischnik  
**Commissioners Absent:** None

**Others Present:** Mike Gotfredson, Amy Barenklau, Jay Wieland, Brian McCauley, Rob George, Andy Martin, Verlin and Shelley Snouffer

**Item 1: Consider minutes from the April 21, 2009 meeting**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the April 21, 2009 meeting.

*Commissioners Smith and McLean made a motion to approve the minutes as submitted. All commissioners voted in favor.*

**Item 2: 09-CUP-04 - Consideration and vote on a Conditional Use Permit for City of Paola's Fire Department, 202 East Wea, City of Paola, applicant.**

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

Planner Gotfredson presented the staff brief. He explained that the applicant desires to obtain a Conditional Use Permit for a fire station at the requested property. He indicated this is the only zoning classification in which a CUP is required for a fire station. He reminded commission members that a CUP means that the use is appropriate in the zone, but that due to the nature of the use, some conditions may be necessary to blend with the surrounding properties.

Mr. Gotfredson reviewed the criteria for a Conditional Use Permit and explained the staff report. Mr. Gotfredson stated that given the nature of conditions placed on other businesses, he did not feel that those would be relevant, or made sense for this CUP request. He stated that he did not recommend any additional conditions unless the planning commission or public had any they felt should be placed upon the property.

Planner Gotfredson stated that the Kansas State Historical Society (KSHS) is required to review and give their approval for the project, as the building is located within 1000-feet of both City Hall and Paola Free Library which are on the state's historical building list. A letter giving that approval has been received and is included in commission packets.

Mr. Gotfredson explained the requirements for metal buildings and stated that the KSHS did not feel the metal training tower was a detriment to the environs of the historic structures. Mr. Gotfredson stated his findings are that the application is consistent with the LDO, it is not detrimental to the community and that the use of metal for the tower is consistent with the LDO.

Chair Cowman asked if anyone in attendance had any comments or questions. Mr. Verlin Snouffer, 301 East Peoria, inquired about additional parking. City Manager Wieland indicated that parking would be increased on the north side of the building from 6-7 to 20-22 spots at the end of the project.

Mr. Snouffer also inquired if the color of the training tower would be blazing white, and if the street would be widened for trucks to enter and exit. Fire Chief Martin explained that the tower siding would be closer to the color of the building and that the street on the west side of the building will be completely re-done.

There were no other comments from those in attendance.

*Commissioners Gage and Bonner made a motion to close the public hearing. All commissioners voted in favor.*

Commissioner Gage inquired about the reason for the metal façade on the training tower instead of brick or block. Chief Martin indicated that the tower is pre-engineered and is bought in a package. He stated that he had priced stucco, but it is not as sturdy and the additional \$30,000 was not in the budget.

Commissioner Gage asked if there would be fires in the training tower. Chief Martin indicated that it is a 'wet tower' and they will have smoke for training, but no fires. Commission Wrischnik inquired about usage of the tower. Mr. Martin indicated it could be used 2-3 times a month for training.

*Commissioners Cowman and Bonner made a motion to approve the Conditional Use Permit for a Fire Station at 202 East Wea Street and to approve the use of metal for the training tower. All commissioners voted in favor.*

### **Item 3: Adjourn**

*Commissioners Cowman and Smith made a motion to adjourn with all commissioners voting in favor.*