

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS
December 15, 2009**

Commissioners Present: Cowman, McLean, Smith, Gage, Bonner, Wrischnik
Commissioners Absent: None

Others Present: Mike Gotfredson, Amy Barenklau, Brian McCauley, Alan Hire

Item 1: Pledge of Allegiance

Item 2: Consider minutes from the October 20, 2009 meeting

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the October 20, 2009 meeting.

Commissioners Gage and Cowman made a motion to approve the minutes as submitted with all Commissioners voting in favor.

Item 3: Consideration and vote on a sign deviation at 1600 Hedge Lane Court, Paola Inn & Suites, applicant.

Planner Gotfredson presented the staff brief and gave an overview of the applicant's plans for signage. Mr. Gotfredson's findings are that the application is consistent with Section 21.245 of the LDO and that the application will not be detrimental to the health, safety or general welfare of the community.

Planner Gotfredson's recommendation is that he finds the request to be consistent with the criteria in the LDO for sign deviations. Given the size of the building and the lot and the nature and relative size of the proposed signs, the impact of an additional sign is negligible.

Mr. Alan Hire with Paola Inn & Suites was in attendance to answer any questions.

Commissioner Smith asked Mr. Hire for clarification about the sign on the north side of the building. Mr. Hire explained it would be removed, rebuilt and then replaced.

Commissioners Cowman and Bonner made a motion to approve the sign deviation at 1600 Hedge Lane Court for four signs.

Commissioners Gage and Smith stated that they would be abstaining from the vote. Commissioners Cowman, McLean, Bonner and Wrischnik voted in favor of the deviation.

Item 4: Consideration and vote on a design review for 310 South Iron, Paola Housing Authority, applicant.

Planner Gotfredson presented the staff brief and gave some background on the applicant's request. Mr. Gotfredson's findings are that the request is an improvement over existing conditions and that the request accommodates the unique needs of the residents of the property.

Mr. Gotfredson recommends that the Planning Commission determine if the request is consistent with the requirements and intent of the LDO. If the Commissioners desire to approve the review, the findings are provided as a basis for such action to ameliorate fears regarding setting precedent.

Commissioners had extensive discussion about the need for gates and concerns that with the residents at the property the gates would not be closed or used as the residents would not physically be able to handle gates if required. Commissioners inquired whether the primary reason for gates was aesthetics or function. Planner Gotfredson explained that it was both, to screen the trash as well as to keep it from blowing out of the trash enclosure.

Commissioner Bonner stated he felt gates are essential. Commissioner Gage stated he would prefer to see gates, but suspected they wouldn't be used. Commissioner McLean suggested a large gate for trash trucks and a small, manageable gate for residents. Commissioner Bonner and McLean inquired if vinyl gates would be acceptable and Mr. Gotfredson stated they would.

Commissioner Cowman made a motion to approve the design of the trash enclosure at 310 South Iron. He cited the number of elderly residents and that they would struggle with any gates and he felt the gates would not be shut resulting in disrepair which he feels is a bigger issue than not having gates.

Commissioner Smith seconded the motion. Commissioners Cowman, Gage, Smith and Wrischnik voted in favor of the motion. Commissioners Bonner and McLean voted against. Motion carried.

Item 5: New Business from City Planner and Commissioners

Planner Gotfredson stated that he would like to present some more training at the January meeting and asked if there were any topics the Commissioners would prefer. Commissioner Cowman stated he felt that Mr. Gotfredson could determine training topics.

Item 6: Adjournment

Commissioners Cowman and Bonner made a motion to adjourn with all Commissioners voting in favor.

Meeting was adjourned at 5:19 pm.