

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS**

April 16, 2013

Commissioners Present: McLean, Smith, Pfefferkorn, Hardwick

Commissioners Absent: Cowman, Meinig, Peterson

Others Present: Mike Gotfredson, Amy Barenklau, Brian McCauley, Beverly Shane, Elizabeth Sweeney-Reeder, Laura Epp, Laurie Appier

Item 1: Pledge of Allegiance

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

Vice-Chair McLean called the meeting to order. The first order of business was the consideration of the minutes from the November 20, 2012 meeting.

Commissioners Smith and Pfefferkorn made a motion to approve the minutes as submitted, with all Commissioners voting in favor.

Item 3: Discussion on Trails.

Planner Gotfredson presented a background of the trails task force and overview of the maps provided for Commissioners. He explained the current phase and how the master trails plan complied with the Comprehensive Plan. He explained that the inclusion of maps in the Comprehensive Plan may be something for members to consider.

Commissioners Pfefferkorn inquired if the trails were all currently located within City Limits. Planner Gotfredson confirmed that the current phase is within those limits, but the task force has talked about involvement with Miami County about going beyond those boundaries in later phases of the project.

Planner Gotfredson explained that the group has been trying to make this a community project instead of a city project and they felt by starting in Wallace Park it would help accomplish that goal. Fundraising has gone well and they are hoping to receive more grants this year and hope to have the project moving along this fall.

Commissioner Pfefferkorn inquired if the Planning Commission needed to take any action at this time. Mr. Gotfredson said it would be more policy driven than permits; they could choose to

make amendments to the Comprehensive Plan and possibly updates to the Land Development Ordinance, but they were not time sensitive to the project.

Commissioners Hardwick, McLean and Smith inquired about the utilization of limestone and how it would withstand flooding that occurs in the area of the first phase, as well as city staff's ability to do the majority of the work in this portion of the trail. Planner Gotfredson explained that the task force had researched other materials, but felt limestone would be the best for longevity, use and potential flooding. He explained that public works will be doing a lot of the work in the first phase, but that some businesses had donated services which will be used in certain portions of the project.

Commissioners had additional questions about later phases and the master plan that included areas along Hedge Lane, 287th Street and Old Kansas City Road. Mr. Gotfredson explained that those are long term goals and there will be some challenging issues for the task force to address in those phases.

The Commissioners were supportive of the project and interested in the progress. Planner Gotfredson encouraged anyone interested in getting involved to contact him.

Item 4: City Planner Report and Items from Commissioners

Vice Chair McLean asked if there were any comments or concerns from those in attendance. Those in attendance inquired about the process for the proposed Miami County Jail. Questions were about the current zoning and if the use was allowed in the current zoning, what the process would entail and who would be making decisions about the site.

Planner Gotfredson explained that it will be a time intense project as the current zoning does not permit or allow a jail at that location. He explained that as with any applicant, the county will be required to submit applications for zone changes, site plans and other permits that will be required before the site could be developed. He stated as part of those processes, there would be public hearings where landowners would be given an opportunity to speak and the applicant given an opportunity to present their plans for the property.

He explained that the Planning Commission's role in the process is to review applications, hear public and applicant's input and make recommendations to the City Council on items. He encouraged those in attendance to sign up for notifications on the City of Paola's website and indicated that agendas and minutes for Planning Commission and City Council meetings are both on the site as well. He told attendees that if they have questions, to contact him and he would try to answer their questions.

Those in attendance thanked the Commissioners for allowing them to ask questions, voice concerns and speak about the proposed project.

Planner Gotfredson updated Commissioners on the status of the Paola Seniors project which is moving along very quickly. Commissioner Hardwick asked about the status of Lakemary Drive. Planner Gotfredson explained that the road and sidewalk are both on the radar and will be repaired closer to the completion of the construction project.

There were no additional items from the Commissioners at this time.

Item 6: Adjournment

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

Meeting was adjourned at 5:45 pm.