

MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS

February 16, 2016

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

Commissioners Absent: Pfefferkorn

Others Present: Mike Gotfredson, Randi Shannon, Matt Meek with USD 368, Brian McCauley with the Miami County Republic

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the January 19, 2016 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the January 19, 2016 meeting.

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

Item 3: Public Hearing: Consideration and vote on a conditional use permit to convert a duplex to attached single family housing at 304 E Ottawa, James Bosley, applicant.

Commissioners Cowman and McLean made a motion to open the public hearing, with all Commissioners voting in favor.

Planner Gotfredson presented that the applicant is applying for a conditional use permit for an existing duplex to build a subdivide. Gotfredson states that the duplex fits well in the neighborhood and the lot is wide enough to be subdivided without issue.

Planner Gotfredson recommended approval of the requested for a conditional use permit.

There was no additional discussion among Commissioners.

Commissioners Cowman and McLean made a motion to close the public hearing, with all Commissioners voting in favor. All Commissioners voted in favor to approve the request for the conditional use permit at 304 E Ottawa, James Bosley, applicant.

Item 4: Consideration and vote on a design review for an animal lab building east of Cottonwood Elementary, USD 368, applicant.

Planner Gotfredson presented Mat Meek, UDS 368, applicant to give an overview of the design.

Matt Meek gave a brief overview of the design plan for the animal lab building. Meek stated that lab will be located on the furthest southeast corner of the lot as possible. The district is planning on housing medium to small animals housed, and large animal would be temporary used as a unit and would be brought in. The building itself will be a manufactured building, and the students will be bused in. Color scheme will match and compliment Cottonwood Elementary. He request clarification if the parking lot for the building needs to be hard surfaced, and suggestions for the exterior of the metal building.

Commissioner Wrischnik brought up concerns about the maintenance of the access road. Meeks stated that the water utility is supposed to maintain the access road.

Commissioner Mclean brought up possible issues with the animal waste and the material of the interior flooring. Meek stated that the waste will have to be taken off site, and that the interior floor of the building would be concrete, and lime screens due to the possibility of bringing different animals in the building during certain units.

Commissioner Meing expresses his concern with no safe room or storm shelter in the animal lab. Meek replied that if weather didn't permit then they would not hold class there at that time, or they can use the Cottonwood Elementary storm shelters.

Addressing the applicant's concern about the unpaved parking lot, Commissioner Hardwick agrees that it would be acceptable due to the fact that it is coming off of 303rd Street, which is also not paved.

When addressing the concern of the exterior of the building Commissioner Cowman stated that due to its agricultural use the structure will have different stress than a normal building. He also stated that the placement of the building in a rule area with the low visibility and traffic volume, with the façade facing the east which is a field.

Commissioner Mclean expressed the concern of enforcing other businesses to cover their metal on their manufactured buildings and that usually there is a type of coating on the façade of the building.

There was no additional discussion among Commissioners.

Commissioners Hardwick and Meing made a motion to approve the design review on the condition that the gravel drive is to be improved if 303rd Street ever gets paved, and that the metal building is approved under its intended agricultural use, USD 368, applicant. With Commissioners Cowman, Hardwick, Meing and Wrischnik voted in favor with Commissioner McLean voting opposed.

Item 5: Public Hearing: Consideration and vote on amendments to the Land Development Ordinance related to senior housing, City of Paola, applicant.

Commissioners Cowman and McLean made a motion to open the public hearing, with all Commissioners voting in favor.

Planner Gotfredson presented that he made he made a change from last meeting to make the conditional use in the downtown zoning district.

Commissioners Hardwick and McLean made a motion to close the public hearing, with all Commissioners voting in favor. All Commissioners voted in favor to approve amendments to the Land Development Ordinance related to senior housing, City of Paola, applicant.

Item 6: Community/Economic Development Director Report and Items from Commissioners.

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

UDS 368 projects continue on schedule.

Construction continues on the Miami County Detention Center.

Three new home permits have been issued since our last meeting.

Included was a handout from the K-68 meeting for reference.

Item 7: Adjournment.

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

Meeting was adjourned at 6:00 pm.