

**MINUTES OF THE PLANNING COMMISSION MEETING**

**PLANNING COMMISSION/  
BOARD OF ZONING APPEALS  
December 20, 2016**

**Commissioners Present:** Cowman, Hardwick, Wrischnik, McLean  
**Commissioners Absent:** Meinig, Pfefferkorn

**Others Present:** Mike Gotfredson, Randi Shannon

**Item 1: Pledge of Allegiance**

**Item 2: Consideration of minutes from the November 1, 2016 meeting.**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the November 1, 2016 meeting.

*Commissioners McLean and Wrischnik made a motion to approve the minutes with all Commissioners voting in favor.*

**Item 3: Public Hearing: Consideration and vote on a conditional use permit for car sales at 902 N Pearl, Ronnie White, applicant.**

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

Planner Gotfredson presented that this is a request for a Conditional Use Permit to operate an automobile sales business. The owner has previously done business in Paola and plans to run a similar sized operation to what he did a few years ago. He will have 3 employees, sell 10-12 cars per month and operate Monday through Friday 10 AM to 7 PM and Saturday from 12 PM to 4 PM.

Gotfredson stated that the application is consistent with the §21.220 of the LDO. The conditions of approval are consistent with §21.222 of the LDO. The application will not be detrimental to the health, safety or general welfare of the community.

Planner Gotfredson recommend that this application be approved with the following conditions of all vehicles on premise must be operational. Adequate parking must be maintained for all uses on the property. Planning Commission will review permit in twelve months, at any time the City may institute revocation of the condition use permit for violations of the condition of approval, expiation or the reasons specified in Section 21.225 of the Land Development Ordinance. The City shall provide notice to the landowner and public in the same manner as was provide for the establishment of the conditional use permit.

There are not citizens in attendance for the public hearing.

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

Commissioner Wrschnik agreed that the conditions given by Planner Gotfredson per approval were adequate. McLean question if there would be any waste such as oil or antifreeze. Gotfredson stated that the business will only be selling cars, and not doing any repair work.

There was no further discussion among Commissioners.

*Commissioners Wrischnik and McLean made a motion to approve the conditional use permit at 902 N Pearl with the conditions of all vehicles on premise must be operational. Adequate parking must be maintained for all uses on the property. Planning Commission will review permit in twelve months, at any time the City may institute revocation of the condition use permit for violations of the condition of approval, expiation or the reasons specified in Section 21.225 of the Land Development Ordinance. The City shall provide notice to the landowner and public in the same manner as was provide for the establishment of the conditional use permit. All Commissioners voted in favor.*

**Item 4: Adjournment.**

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