

MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS November 21, 2017

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

Others Present: Jay Wieland

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the September 26, 2017 meeting.

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the September 26, 2017 meeting.

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

Item 3: Consideration and vote on a design review for an exterior remodel of the KFC at 201 Angela Street, Lendlease Development Inc., applicant.

The applicant, Lendlease Development Inc., submitted a design plan for the exterior remodeling of the KFC restaurant located at 201 Angela Street. The exterior image upgrade will consist of new paint, lighting, awnings, signage elements, and a drive-thru canopy. No structural changes involving the building are included in the exterior remodeling plan.

Since the property is located within the “City Entrance” corridor, special design guidelines as provided in Section 15.520 City Entrance Standards are required to be met. These standards included exterior building materials, exterior paint colors, building style and design and signage. The standards do provide some options for building material and color schemes.

City Manager Wieland stated that staff had reviewed the proposed improvement and that with a few minor exceptions were in favor of the submitted remodeling package as submitted. Wieland noted that company officials were trying very hard to comply with the design standards as well as trying to carryout KFC branding color schemes. Wieland presented material showing the exterior colors which are to be low luster red (brick red) and a low luster black (greyish black). He noted that these were compromise colors given KFC’s standard use of extremely bright red color schemes.

Commission Chair Cowman asked about the use of non-traditional “earth tone” colors. City Manager Wieland explained that uses of the more brick red color and the grey/black color were a way to achieve the “earth tone” standards and still meet KFC branding goals.

Commissioners Wrischnik and McLean expressed the opinion that it was important for the Commission to uphold the City Entrance Standards but that a sensitivity to the corporate branding design was also important. Commissioner Wrischnik stated that he believed the proposed color scheme was within the guidelines and believed it was a fair compromise between the City’s standards and KFC’s branding. Commissioner Hardwick expressed his support for the request and noted that he was glad to see that Lendlease Development Inc. was willing to work within the context of the existing guidelines.

The Commissioners as a whole expressed their appreciation for the recognition by Lendlease Development Inc., that design standards were needed and should be adhered to as closely as possible while still meeting the needs of the “chain” customer.

There was no further discussion among Commissioners.

Commissioners Cowman and Hardwick made a motion to approve the exterior design scheme submitted by Lendlease Development Inc. for the KFC restaurant located at 201 Angela Street. All Commissioners voted in favor.

Item 4: Discussion of a draft revision to Article 3, Section 210 Accessory Use, Residential of the City of Paola Land Development Ordinance.

City Manager Wieland presented a revised draft of Article 3, Section 210 Accessory Use. The draft document outlined acceptable side yard, rear yard and size standards for accessory buildings and storage sheds. The revisions to the draft submitted by staff at the September 26, 2017 Commission meeting incorporated the suggestions of Commission members, an outside planning consultant (Riggs & Associates), and staff.

Commissioner McLean stated that he believed the proposed revision to Article 3, Section 210 met the goals of the Planning Commission and clarified the language of the LDO. Commissioner Hardwick expressed his belief that the proposed revisions would provide the City better control and better guidance in making decisions related to accessory structures. He also stated the he thought it would help eliminate problems encountered previously and would create reasonable design standards.

Commissioner Wrischnik stated that he was satisfied that staff had incorporated the recommendations of the Commission and that he believes the new standards were workable. He further noted that he thought the proposed revisions would allow for better control of the types of accessory structures that were being built. Wrischnik asked City manager Wieland to review the document for typos and other minor adjustments.

Being no further discussion on the proposed revisions Chair Cowman directed City Manager Wieland to make the corrections as noted by Commissioners and to bring a final document for Commission approval to the next meeting.

Item 5: Community/ Economic Development Report.

City Manager Wieland gave a brief summary of Community/Economic Development activities as follows:

1. New senior housing project is taking shape and construction is on schedule.
2. The primary care/physicians clinic for Olathe Health Systems is ahead of schedule.
2. The Community Development office and the Miami County Economic Development Office have been working closely on a number of potential economic development projects.
4. 513 building permits have been issued so far in 2017.

Item 6: Adjournment

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