

# **MINUTES OF THE PLANNING COMMISSION MEETING**

## **PLANNING COMMISSION/ BOARD OF ZONING APPEALS May 15, 2018**

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

**Others Present:** Randi Shannon, Jessica Shay-Howell, Craig Browning – Browning Development

**Item 1: Pledge of Allegiance**

**Item 2: Consideration of minutes from the April 24, 2018 meeting.**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the April 24, 2018 meeting.

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

**Item 3: Consideration and vote to research and make changes to LDO regulations in regards to Section 11.250 Residential Access Drives, Craig Browning of Browning Development, applicant.**

City Planner, Randi, presented that this is a request for larger driveway widths for new residential housing.

Craig Browning, Browning Development, recommended that driveway widths align with municipalities around Paola. Browning said with the increase in square footage of homes driveways should follow. Browning suggests standard sizes for 1/2/3 car garages and would like the PPC to look at current rules and regulations to see if they could be modified.

Commissioner Pfefferkorn agrees that driveway regulations should equal neighboring cities.

Commissioner McLean inquired what the average lot width is. Craig Browning answered that lot width varies between 65 ft. to 85 ft. wide.

Commissioner McLean asked if driveway width should equal a certain percentage of the lot size.

Commissioner Cowman stated that the size of the lot dictates house size so in turn would dictate garage size.

City Planner, Randi, stated that this wouldn't typically affect infill lots.

Commissioner McLean agreed that driveway widths should be larger for homes with a 3<sup>rd</sup> car garage.

Commissioner Wrischnik suggested it should depend on the lot, i.e. cul-de-sacs.

Commissioner Pfefferkorn would like to see changes in driveway widths.

Commissioner Cowman asked if there were any further questions.

There was no further discussion among Commissioners.

*Commissioners Cowman and Hardwick made a motion with all Commissioners voting in favor to research and make changes to LDO regulations in regards to Section 11.250 Residential Access Drives, Craig Browning of Browning Development, applicant.*

**Item 4: Community/Economic Development Director Report.**

City Council approved the preliminary plat for Dr. Travis Howard. The plat and site plan approval will be at the next PPC meeting.

Adopt ICD program for Economic Development.

Ursuline proposed development.

Ft. Scott Community College submitted plans for a welding classroom.

Building permits are 25 for the month and 167 for the year.

**Item 5: Adjournment.**

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