



## MINUTES OF THE PLANNING COMMISSION MEETING

### PLANNING COMMISSION/ BOARD OF ZONING APPEALS January 15, 2019

**Commissioners Present:** Cowman, Hardwick, McLean, Pfefferkorn (via phone)

**Commissioners Absent:** Pritchard

**Others Present:** Randi Shannon, Jessica Shay-Howell, John Scott, James North

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**Item 1: Pledge of Allegiance**

**Item 2: Consideration of minutes from the December 18, 2018 meeting**

Commissioner Cowman called the meeting to order. The first order of business was the consideration of the minutes from the December 18, 2018 meeting.

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

**Item 3: Consideration and vote on a Conditional Use Permit to allow a used auto dealership at 9 Wallace Park Drive, James North, applicant.**

*Commissioners McLean and Hardwick made a motion to open a Public Hearing for 9 Wallace Park Drive, James North, applicant, with all Commissioners voting in favor.*

James North, applicant, presented his plan for a small office and auto sales location at 9 Wallace Park Drive. North stated that he has repaired and sold affordable transportation previously from his home but the State of Kansas requires anyone selling more than five (5) vehicles per year to operate with an auto dealer business license from a business location. North estimates he will sell between ten (10) and fifteen (15) vehicles per year.

No public comments were made.

*Commissioner McLean and Hardwick made a motion to close the Public Hearing for 9 Wallace Park Drive, James North, applicant, with all Commissioners voting in favor.*

City Planner, Randi, stated that while the location at 9 Wallace Park Drive is a small lot any repairs to vehicles will be made off site. She also suggests one (1) spot for overnight parking, one (1) spot for owner parking, and one (1) spot for customer parking. It is her recommendation that a timeline be set for the applicant to surface the parking lot with an all-weather surfacing. City Planner, Randi, also states that the business will blend in well with the

neighborhood. She states that no traffic issues are foreseen and there will be no office hours so extra noise will not be an issue.

Commissioner Hardwick asked if street parking will be available. City Planner, Randi, answered no.

*Commissioners McLean and Hardwick made a motion to approve the Conditional Use Permit to allow a used auto dealership at 9 Wallace Park Drive, James North, applicant, with all Commissioners voting in favor.*

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

City Planner, Randi, gave building permit totals of 32 for the month of January. She updated the Commissioners on new restaurants: Papa C's BBQ Bar and Grill is open, 4ganix is doing better than they had anticipated and Paola Eatery is getting good reviews. She also stated that she is currently working to organize all active Condition Use Permits. John Scott, recent applicant for Planning Commission, was introduced. City Planner, Randi, also informed the Planning Commission that City Council set a new residential driveway width at the right-of-way at twenty-four (24) feet.

**Item 5: Adjournment**

*Commissioners McLean and Hardwick made a motion to adjourn with all Commissioners voting in favor.*