



MINUTES OF THE PLANNING COMMISSION MEETING

PLANNING COMMISSION/ BOARD OF ZONING APPEALS December 18, 2018

Commissioners Present: Cowman, Hardwick, McLean, Pritchard

Commissioners Absent: Pfefferkorn

Others Present: Randi Shannon, Jessica Shay-Howell, Sheena Simon

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the October 16, 2018 meeting

Commissioner Cowman called the meeting to order. The first order of business was the consideration of the minutes from the October 16, 2018 meeting.

Commissioners McLean and Hardwick made a motion to approve the minutes with all Commissioners voting in favor. Commissioner Cowman abstained from voting.

Item 3: Consideration and vote to approve the exterior design review for 508 A Baptiste Drive, Sheena Simon, applicant.

City Planner, Randi, presented the proposed addition to the smaller building located next to Liberty Tax at 508 Baptiste Drive. She reminded the Planning Commission that a similar addition with matching color scheme was previously approved.

Commissioner Cowman asked if the proposed additions to the buildings would be in line with each other. City Planner, Randi, answered yes.

Commissioner Pritchard asked if there were any changes to the color scheme from last month's meeting of the Liberty Tax approval. City Planner, Randi, answered no.

Commissioners Pritchard and McLean made a motion to approve the exterior design review for 508 A Baptiste Drive, Sheena Simon, applicant.

Item 4: Consideration and vote on recommendations to amendments to the Land Development Ordinance related to Article 11.250 Residential Access Drives, City of Paola, applicant.

City Planner, Randi, stated that the City Council did not approve the Planning Commission's recommendation to increase residential driveway widths at the city right-of-way to thirty-six

(36) feet because they felt it would decrease available street parking and interfere with potential repairs that would need to be made by the Public Works Department. She also reminded the Planning Commission that they were looking to change the width at the right-of-way only.

Commissioner Pritchard asked City Planner, Randi, what width might be acceptable. City Planner, Randi, stated that the Council is open to an increase but even thirty-two (32) feet may be too wide.

Commissioner Hardwick suggested a percentage rule.

Commissioner Cowman stated his understanding of the City Council's concerns with taking from street parking and concrete removal if Public Works needs to make repairs. He suggested that twenty-four (24) feet at the right-of-way is a reasonable increase.

City Planner, Randi, reminded Commissioners that between the right-of-way and the home, property owners could widen the drive as large as they wanted up to their property line.

Commissioner McLean expressed that twenty-four (24) feet may be too small and felt people would drive over curbing.

City Planner, Randi, reminded Commissioners this change would be for new homes including infill lots. She clarified how widths have been determined in the past.

Commissioner Pritchard suggested twenty-eight (28) feet at the right-of-way.

Commissioner Hardwick suggested breaking it down by garage size (1 car, 2 car and 3 car) to match widths given by the City of Shawnee.

Commissioner Cowman asked if a radius was needed. City Planner, Randi, answered that it would only be needed on a new curb cut. He also stated that the City Council would be opposed to thirty-two (32) feet due to future maintenance.

Commissioner Hardwick asked where water and sewer mains were located. City Planner, Randi, answered that mains are in the street but lines are in the right-of-way.

Commissioner McLean suggested thirty (30) feet.

Commissioner Cowman stated that he spoke with Craig Browning, who originally approached Planning Commission for a change, and he suggested twenty-four (24) to twenty-six (26) feet at the right-of-way.

Commissioner Hardwick asked if the Council wanted to regulate based on garage size. City Planner, Randi, stated that they would rather not.

Commissioner Pritchard asked what the Public Works Department thought of a larger width. City Planner, Randi, reiterated that the concern is with street parking and replacing concrete from repairs.

Commissioner Cowman stated the Planning Commission should send a suggested increase of twenty-eight (28) feet at the right-of-way with five (5) foot turning radius to City Council.

Commissioners Cowman and Hardwick made a motion to approve a recommendation to amendments to the Land Development Ordinance related to Article 11.250 Residential Access Drives, City of Paola, applicant.

Item 5: Community/Economic Development Director Report.

City Planner, Randi, gave building permit totals of 548 for the year and 13 for the month. Project update on Pizza Hut, work has started at their new location of 1613 E Peoria. The next Planning Commission meeting will have a Public Hearing for 9 Wallace Park Drive and a final site plan review for Klassmeyer.

Item 6: Adjournment

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