



**MINUTES OF THE PLANNING COMMISSION MEETING  
PLANNING COMMISSION / BOARD OF ZONING APPEALS  
OCTOBER 30, 2019**

**Commissioners Present:** Cowman, Hardwick, McLean, Pritchard, Scott  
**Commissioners Absent:** Pfefferkorn  
**Others Present:** Jay Wieland, Randi Shannon

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**Item 1: Pledge of Allegiance**

**Item 2: Consideration of minutes from the September 25, 2019 meeting**

Commissioner Cowman called the meeting to order. The first order of business was the consideration of the minutes from the September 25, 2019 meeting.

*Commissioners McLean and Hardwick made a motion to approve the minutes from the September 25, 2019 meeting with Commissioners, McLean, Hardwick, Pritchard and Scott voting in favor and Commissioners Cowman abstain and Pfefferkorn was not present due to financial interest in applicants project.*

**Item 3: Consideration and make a finding related as to whether the Paola Crossings Redevelopment Plan is consistent with the City of Paola Comprehensive Plan, Highland Development LLC., Applicant**

City Manager, Jay Wieland, presented background information on the development of a Tax Increment Finance (TIF) district that is being created at the intersection of Baptiste and Hedge Lane. City Manager Wieland stated that according to Kansas statute the Planning Commission's role in the development of a TIF district is to review the Paola Crossings Redevelopment Plan to ensure that the redevelopment plan aligns with the Paola Comprehensive Plan.

City Manager Wieland and Assistant City Manager, Randi Shannon, went through the Comprehensive Plan and presented their findings to the Commissioners. The findings included that according to the Comprehensive Plan, the parcel dedicated for the Paola Crossing Redevelopment was designated for future commercial growth and development. The wide range of possible commercial uses such as office, retail, restaurants, residential and general commercial all comply with the current designated Thoroughfare Access zoning of the parcel. The development is adequately placed due to the fact that it is located along Baptiste Drive where commercial development is currently located and is still being developed. Both of the streets that will grant access to the development (Baptiste and Hedge Lane) are classified as Arterial streets, which are intended to carry the volume of traffic intended for commercial development.

*Commissioners Cowman and Pritchard made a motion to determine that the Paola Crossings Redevelopment Plan is consistent with the Paola Comprehensive Plan.*

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

There was no Economic Development Report given.

**Item 5: Adjournment**

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