



**MINUTES OF THE  
PLANNING COMMISSION MEETING  
PLANNING COMMISSION /  
BOARD OF ZONING APPEALS  
NOVEMBER 16, 2021**

**Commissioners Present:** Cowman, Scott, Newton, McLean, Pritchard

**Commissioners Absent:** Pfefferkorn, Nickelson

**Others Present:** City Clerk Stephanie Marler, Steve Warger, Chris Williams

---

**Item 1: Pledge of Allegiance**

**Item 2: Consideration of minutes from the September 21, 2021 meeting**

Commissioner Cowman called the meeting to order. The first order of business was the consideration and approval of the minutes from the September 21, 2021 meeting.

*Commissioner McLean made a motion to approve the minutes from the September 21, 2021 meeting, Commissioner Scott made a second motion. All Commissioners voted in favor with Commissioner Pritchard abstaining due not being present at the September 21, 2021 meeting.*

**Item 3: Consideration and vote on the recommendation of a Preliminary Plat for Paola Crossings, Highlands Paola, LLC, Applicant.**

Commissioner Cowman read the Staff Briefing due to Assistant City Manager Randi Shannon not being present. Commissioner Cowman advised that the location of the preliminary plat is the N/E Corner of Baptiste Road and Hedge Lane and that it is currently zoned as Thoroughfare Access (TA).

Specific lot standards, such as setbacks and open space are dependent on the type of use for each parcel and will be reviewed in the development plan process. The general requirement for the street yard setbacks in the TA district is 25'; this has been designated as 20' on the plat and will be addressed in the review comments.

A variety of land uses are allowed in the TA zoning district, such as retail, office, services, single- and multi-family housing (see General Use Table 3.110 for complete list). Parcel sizes in the proposed development range from 1.10 to 4.70 acres.

Parcel 1 90608 SF or 2.08 Acres

Parcel 2 47706 SF or 1.10 Acres

Parcel 3 83947 SF or 1.93 Acres

Parcel 4 55627 SF or 1.28 Acres

Parcel 5 77641 SF or 1.78 Acres  
Parcel 6 114172 SF or 2.62 Acres  
Parcel 7 122660 SF or 2.82 Acres  
Parcel 8 63968 SF or 1.47 Acres  
Parcel 9 74773 SF or 1.72 Acres  
Parcel 10 204516 SF or 4.70 Acres  
Parcel 11 663816 SF or 15.24 Acres

Open space and density requirements are dependent upon land use and will be evaluated in the site plan process.

Street specification and dimensions will be part of the final plat. Sidewalk plans can be handled as each parcel develops.

A landscape plan is not required for a preliminary plat. However, the developer must provide 1 plant unit per 100 linear feet of street frontage in the development and a 0.4 opacity bufferyard between the development and U.S. 169.

Staff recommends a statement on the final plat outlining when the landscaping will be installed. Additional landscaping (lot, parking, open space, and so on) will be required when each parcel develops.

A stormwater drainage study has been submitted and is currently being reviewed by Wilson and Company.

The applicant's representative was present at the meeting and available to answer any questions. Steve Warger approached the podium and advised his address. Warger advised that his company has a Casey's General Store looking to build on one corner of the development and possibly a Scooter's Coffee Shop looking to build to the north of the proposed Casey's location. Warger advised that the tracts will change as the developer is able to secure additional businesses to the development. He informed the commissioners that their plan is to complete the two roads on either side of the Casey's location and to extend it to the northeast.

Commissioner Scott asked if the tract he was referring to was the southwest corner and Warger advised that it was. Warger advised that KDOT had approved the entrance off of Baptiste but that they still needed to submit construction plans. Warger continued by stating that the developer was planning on extending the existing pond on the north side of the development for detention purposes. Commissioner Newton asked about the elevation of the pond and if they will be pumping water out of it. Warger advised that they will not be pumping water out of it and that the water study shows the water flow will be OK.

Commissioner McLean asked about the trees being removed on the northside of the development. Representative Chris Williams advised that they had cleared approximately 10 (ten) acres of trees and are waiting to remove any more until they secure users of the development. Commissioner McLean asked about the use of the other pond. Williams advised that this pond will be used as a retention pond after built out. Commissioner Pritchard inquired about the water line that runs under the proposed four-plexes. Warger advised that they would move the water line if needed. Commissioner Pritchard commented on the improvements to Baptiste and inquired if these improvements helped with the water flow. City Clerk Marler advised the only improvement made so far was the addition of the right turn lane.

Commissioner Scott advised that he had questions and concerns that he would save for later.

*Commissioners Pritchard and Newton made a motion to approve the Preliminary Plat for Paola Crossings, Highlands Paola, LLC, with all Commissioners voting in favor.*

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

Commissioner Cowman moved to Bypass the Community/Economic Development Director Report due to it not being passed on.

Commissioner Scott commented that the Paola Crossing development was opening the avenue for commercial spaces and that some of Poala's local small businesses expressed their concern that they were being overlooked. City Clerk Marler advised that the Paola Chamber of Commerce would be a great resource for businesses to reach out to. Commissioner Newton also thought there seems to be a generational gap with the lack of use of social media by some small businesses. Commissioner Scott commented that he was looking for aggressiveness and forward thinking from the City of Paola to welcome businesses, similar to how Dodge City does.

**Item 7: Adjournment**

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