



AGENDA

Paola Planning Commission/ Board of Zoning Appeals

To be held via YouTube

https://www.youtube.com/channel/UCElgDJzXV_XvXznUfKQomw/featured?view_as=subscriber

Tuesday, June 21, 2022 - 5:00 PM.

1. Pledge of Allegiance.
2. Approval of the minutes from the April 19, 2022 meeting.
3. Discussion on regulations in regards to Paola Land Development Ordinance Article 3, Section 03.210 Accessory Uses, Residential.
4. Community/ Economic Development Director Report.
5. Adjournment.

Note: When addressing the Commission, please step to the podium and state your name and address so that it can be recorded in the minutes of the meeting. In compliance with the American with Disabilities Act, Individuals needing assistance or other services or accommodation for this meeting should contact Jessica Newton at least 24 hours in advance of this meeting at 259-3611.

NEXT SCHEDULED MEETING
July 19, 2022



**MINUTES OF THE
PLANNING COMMISSION MEETING
PLANNING COMMISSION /
BOARD OF ZONING APPEALS
APRIL 19, 2022**

Commissioners Present: Cowman, McLean, Parks, Scott
Commissioners Absent: DeGrande, Nickelson
Others Present: Randi Shannon, Jessica Newton, Confluence Representatives,
Leigh House

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the March 15, 2022 meeting.

Commissioner Cowman called the meeting to order. The first order of business was the introduction of Andy Parks to the Paola Planning Commission. The Commissioners then moved into the consideration and approval of the minutes from the March 15, 2022 meeting.

Commissioner McLean made a motion to approve the minutes from the March 15, 2022 meeting, Commissioner Cowman made a second motion. All Commissioners voted in favor. Commissioner Parks abstained due not being present at the March 15, 2022 meeting.

Item 3: Public Hearing: Consideration and vote to approve a Resolution adopting the Paola Comprehensive Plan and recommend for final approval by the City Council.

Commissioners McLean and Scott made a motion to open the public hearing, with all Commissioners voting in favor.

Planner Newton stated that there were no written comments submitted from the public in regards to the public hearing.

Commissioners McLean and Cowman made a motion to close the public hearing, with all Commissioners voting in favor.

Planner Newton introduced Chris Shires, Confluence, to present the March 2022 draft of the Paola Comprehensive Plan to the Commissioners. Shires stated that if the Commissioners approved the draft then it would be finalized and presented to the City Council for approval at their May 10, 2022 meeting.

Commissioner Scott asked how the amount of public input related to other communities Confluence has worked with. Mr. Shires stated that while Confluence would have liked to see more community involvement, they are happy with the feedback they received. Commissioner Scott then asked if the draft is in line with Miami County Comprehensive

Plan and what Confluence feels the dynamic between City and County is. Mr. Shires stated that Miami County has been a part of the process and adjustments have been made regarding their feedback. Mr. Shires stated that City and County do not have mutually exclusive goals and that it is in the best interest for County to support long term City planning.

Commissioner Parks asked about narrowing of city street widths. Confluence representative, Jay, stated this would only be on certain streets that are abnormally wide for no apparent reason. This would also help allow for additional sidewalks or bike lanes.

Commissioners Scott and McLena made a motion to approve the Resolution adopting the Paola Comprehensive Plan and recommended for final approval by the Paola City Council, with all Commissioners voting in favor.

Item 4: Community/ Economic Development Director Report

Planner Newton presented the following:

1. Received 9 new permits for single family residential homes
2. Previous City Council meeting
 - a. Introduction of Mitch Gabbert as the Codes Enforcement Officer
 - b. Police Department promoted 5 officers
 - c. Juneteenth will be observed by City staff
3. City Hall office hours will change May 2, 2022 to 7:30 am to 4:30 pm

Item 8: Adjournment

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



**City of Paola
Community Development Department
Planning Division**

TO: Paola Planning Commission
FROM: Jessica Newton, City Planner
DATE: June 21, 2022
RE: Accessory Uses, Residential

Background

Staff review necessitates revision of the current Land Development Ordinance (LDO) Section 03.210 Accessory Uses, Residential. Upon further research, other municipalities allow for more flexible storage requirements pertaining to boats, recreational vehicles, and commercial vehicles than what is currently allowed.

Zoning

SECTION 03.210 ACCESSORY USES, RESIDENTIAL

- E. Storage of Boats, Recreational Vehicles, or Trucks. No boats, recreational vehicles (RVs), trailers with cars or other vehicles, or commercial trucks shall be stored in the driveway or in front of the house. Such vehicles shall only be permitted in rear yards provided they meet the setback requirements for a storage shed. No vehicle greater than thirty (30) feet shall be permitted on lots of less than two (2) acres. Boats or RVs of up to forty-five (45) feet shall be permitted on lots greater than two (2) acres.

Attachments

“Attachment A” is a working draft from Staff including research of surrounding municipalities.



**City of Paola
Community Development Department
Planning Division**

Attachment A - Draft

TO: Paola Planning Commission
FROM: Jessica Newton, City Planner
DATE: June 21, 2022
RE: Accessory Uses, Residential

Draft Text Amendment

- E. Outdoor storage of Boats, Recreational Vehicles (including camping trailers), or Commercial Vehicles shall conform to the following requirements:

Storage of trailers with cars or other vehicles shall only be permitted in rear yards provided they meet the setback requirements for an accessory structure.

It is permissible to park or store not more than two (2) boats, recreational vehicles (including camping trailers), or commercial vehicles on a single-family or two-family lot; provided, that the following criteria are met:

1. The boat, recreational vehicle (including camping trailers), or commercial vehicle shall be parked in a garage, the side yard, or rear yard but not the front yard, except as provided in Subsection 07 below.
2. The boat, recreational vehicle (including camping trailers), or commercial vehicle shall meet the setback requirements for an accessory structure.
3. The recreational vehicle (including camping trailers) shall not be
 - a. used for on-site dwelling purposes; or
 - b. permanently connected to sewer lines, water lines or electrical lines; or
 - c. used for storage.
4. The recreational vehicle shall be owned by the resident upon whose property it is parked.
5. The boat, recreational vehicle (including camping trailers), or commercial vehicle shall be operable, its equipment shall be in a usable working

condition at all times, not leaking fluids, and maintained in a clean, well-kept state that does not detract from the appearance of the surrounding area.

6. The area the boat, recreational vehicle (including camping trailers), or commercial vehicle is parked on is required to be a hard surfaced parking pad if the parking area takes access from a hard surface; the parking area is not required to be paved provided the area has access from a non-paved alley.
7. Parking of one (1) recreational vehicle or boat is permitted on a front driveway provided that the following conditions are met:
 - a. There is no reasonable access to the rear or side yard. A lot shall be deemed to have reasonable access to the rear or side yard if:
 - i. the side yards are ten (10) feet or more in width;
 - ii. there are no large trees (trunk four [4] inches in caliper) or large shrubs (six [6] feet in height) in the side yards. Corner lots shall normally be deemed to have reasonable access to the rear yard. A fence shall not be deemed as preventing reasonable access.
 - iii. There is alley access.
 - b. Inside parking is not possible.
 - c. No part of the recreational vehicle shall extend over side yards, sidewalks or street right-of-way.
8. Recreational vehicles (including camping trailers) may be parked on the front drive for up to two (2) days to load and two (2) days to unload as related to a trip.
9. No tarps or other non-fitting covers may be used on boats, recreational vehicles, or commercial vehicles. If the recreational vehicle has slides or pop-up, they must be stored in the closed position.

Definitions to be added to LDO:

Vehicle:

Every device in, upon, or by which any person or property is or may be transported or drawn upon a public highway, excepting electric personal assistive mobility devices or devices moved by human power or used exclusively upon stationary rails or tracks.

Recreational Vehicle:

A vehicular-type unit built on or for use on a chassis and designed primarily as temporary living quarters for recreational, camping, vacation or travel use and which has its own motive power or is mounted on or drawn by another vehicle.

Commercial Motor Vehicle:

A motor vehicle designed or used to transport passengers or property, if:

1. has a gross combination weight rating of 26,001 or more pounds inclusive of a towed unit with a gross vehicle weight rating of more than 10,000 pounds; or
2. has a gross vehicle weight rating of 26,001 or more pounds; or
3. is designed to transport 16 or more passengers, including the driver; or
4. is of any size and is used in the transportation of hazardous materials.

Trailer:

Every vehicle without motive power designed to carry property or passengers wholly on its own structure and to be drawn by a motor vehicle.