



PLANNING COMMISSION /
BOARD OF ZONING APPEALS
JUNE 21, 2022 MEETING MINUTES

Commissioners Present: Cowman, DeGrande, McLean, Parks, Scott

Commissioners Absent: Nickelson

Others Present: Jessica Newton

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the April 19, 2022 meeting.

Commissioner Cowman called the meeting to order. The first order of business was the consideration and approval of the minutes from the April 19, 2022 meeting.

Commissioners McLean and Scott made a motion to approve the minutes from the April 19, 2022 meeting with all Commissioners voting in favor. Commissioner DeGrande abstained due not being present at the April 19, 2022 meeting.

Item 3: Discussion on regulations in regards to Paola Land Development Ordinance Article 3, Section 03.210 Accessory Uses, Residential

Planner Newton presented background information on the current Land Development Ordinance Article 3, Section 03.210 Accessory Uses, Residential. Recent staff review necessitated a potential update of the allowed areas to store boats, recreational vehicles, or commercial trucks. Attachment "A" is a working draft presented to Commissioners to work off of and make recommended changes to Section 03.210.

Commissioner Parks made the recommendation to add verbiage to only allow any combination of up to two (2) boats, recreational vehicles (including camping trailers), and/or commercial vehicles on a single-family or two-family lot.

Commissioner Parks made the recommendation to add the requirement of current registration for boats, recreational vehicles (including camping trailers), and/or commercial vehicles.

Commissioner Scott made the recommendation to reword non-fitting covers for boats, recreational vehicles (including camping trailers), and/or commercial vehicles to include makeshift covers.

Commissioners all agreed to meet again July 19, 2022 to finalize the updated wording for Paola Land Development Ordinance Article 3, Section 03.210 Accessory Uses, Residential.

Item 4: Community/ Economic Development Director Report

Planner Newton presented the following:

1. Permits are at 229 for the year.
2. Next month is a Public Hearing

Item 8: Adjournment

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

Amended to include Attachment A



**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.