



PLANNING COMMISSION /
BOARD OF ZONING APPEALS
SEPTEMBER 20, 2022 MEETING MINUTES

Commissioners Present: Cowman, DeGrande, McLean, Parks, Scott
Commissioners Absent: Nickelson
Others Present: Jessica Newton - City Planner

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the August 16, 2022 meeting.

Commissioner Cowman called the meeting to order. The first order of business was the consideration and approval of the minutes from the August 16, 2022 meeting.

Commissioners McLean and DeGrande made a motion to approve the minutes from the August 16, 2022 meeting with all Commissioners voting in favor.

Item 3: Consideration and vote to recommend approval of final site plan for a Scooter's Coffee, 324 Hedge Circle, Holy Grounds, applicant.

Planner Newton presented background information on the application for final site plan approval for the proposed 678 square foot drive-thru coffee shop. The site is approximately 0.65 acres and the proposed building is situated towards the southwest corner of the lot. The site plan was completed by Phelps Engineering, Inc and reviewed by Wilson and Company. Phelps Engineering is currently working to respond to comments by the reviewer.

Commissioner McLean expressed concern over traffic coming out on Hedge Lane.

Commissioner Parks asked the distance between the Wal-Mart entrance and the Scooters entrance on Hedge Lane. Planner Newton stated that the construction entrance was in roughly the same location as the entrance to Scooter's from Hedge Lane. Planner Newton also stated the entrance/exit from the new development was approved with the public improvement site plan previously for the Paola Crossings District.

Commissioner McLean asked if there would be sidewalks. Planner Newton stated there is a sidewalk in front (south side of the lot) of Scooter's.

Commissioner Cowman pointed out there is a sidewalk on the opposite side of Hedge Lane that runs north and south on the entire road.

Commissioner Parks and Scott made a motion to recommend approval with all Commissioners voting in favor of the final site plan for 324 Hedge Circle, with the condition that the applicant satisfies Wilson and Company comments. Revised site plan information in compliance with this motion is to be submitted and approved by the City Planner.

**Item 4: Public Hearing: Consideration and vote on Land Development Ordinance
Article 3 text amendment, City of Paola, applicant.**

Commissioners McLean and Scott made a motion to open the Public Hearing with all Commissioners voting in favor.

No Public Comments.

Commissioners McLean and DeGrande made a motion to close the Public Hearing with all Commissioners voting in favor.

City Planner Newton presented background information on the proposed revisions to Section 03.210 Accessory Uses, Residential of the Land Development Ordinance (LDO). Research from surrounding municipalities and Commissioner input from previous Planning Commission meetings (06/21/22 and 07/19/22) were used to determine more flexible storage options of boats, recreational vehicles, and/or commercial vehicles. Current LDO language allows for storage of such items only when they meet the setback requirements of accessory structures.

Commission Scott asked to clarify Item 6 wording "...parked on is required to be a hard surfaced parking pad if the parking area takes direct access from a hard surface." Planner Newton clarified that if the parking pad was attached to a driveway, the pad must be hard surface; however if the parking pad is in the rear or side of the property and can be maintained dirt-free and rut-free, the drive and pad does not need to be hard surfaced.

Commissioners Cowman and DeGrande made a motion to recommend approval with all Commissioners voting in favor of the text amendment for Section 03.210 Accessory Uses, Residential of the Land Development Ordinance.

Item 5: Community / Economic Development Director Report

Planner Newton presented the following:

1. 373 Building Permits
2. Rausch Coleman was approved for 2 new home permits
3. Lakemary drainage study for the east side is approved
4. 2 E Peoria is under construction to become Reach Church
5. New housing incentive approved by City Council

Item 6: Adjournment

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