

ORDINANCE NO. 3216

AN ORDINANCE APPROVING CONDITIONAL USE PERMIT 23-CUP-04

WHEREAS, at its September 19, 2023 meeting, the Planning Commission voted 2 to 2 for consideration of Conditional Use Permit 23-CUP-04 for 716 S Gold St. A tie vote is submitted to the City Council as “not approved”; and

WHEREAS, at its October 10, 2023 meeting, the Paola City Council made a motion to return the request to the Planning Commission for further stipulations; and

WHEREAS, at its November 15, 2023 meeting, the Planning Commission voted 6-0 to recommend approval of the CUP with additional conditions.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PAOLA, KANSAS:

Section 1. **CONDITIONAL USE PERMIT GRANTED.** Pursuant to regulations set forth in the Paola Land Development Ordinance (LDO) permission is hereby granted for “Campgrounds” at 716 S Gold St.

Section 2. **CONDITIONS AND STIPULATIONS.** The conditional use permit granted in Section 1 above, in addition to full compliance with any general provisions of the LDO, is hereby made contingent upon the performance and observation of the following conditions, of which the violation will be a basis for revocation:

1. Recreational vehicles are restricted to Lot 3 and Lot 7 only.
2. Recreational vehicles must be connected to all available public utilities.
3. Recreational vehicles must have self-contained restroom facilities, no composting toilets.
4. No motorhomes or fifth wheel trailers permitted.
5. Lots 3 and 7 must each have one dedicated off-street parking spot
6. Each recreational vehicle moved onto Lot 3 or Lot 7 must be inspected by the City of Paola Building Inspector to obtain a Certificate of Occupancy.
7. In compliance with the LDO definition of “Campgrounds”, property owner(s) shall not own any recreational vehicles, shall only rent lots.
8. Recreational vehicles must have skirting.
9. Lot numbers must be posted in compliance with city code.
10. At any time, the City may institute revocation of the conditional use permit for violations of the conditions of approval, expiration, or the reasons specified in Section 21.225 of the Land Development Ordinance. The City shall provide notice to the landowner and public in the same manner as was provided for the establishment of the Conditional Use Permit.

Section 3. This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

PASSED BY the Council this 12th day of December, 2023.

APPROVED BY the Mayor this 12th day of December, 2023.



ATTEST: (seal)

Leigh House
Leigh House, Mayor

Stephanie Marler
Stephanie Marler, City Clerk