

**PLANNING COMMISSION /
BOARD OF ZONING APPEALS
FEBRUARY 20, 2024 MEETING MINUTES**

Commissioners Present: Cowman, Dees, DeGrande, Maurer, McLean, Parks,
Commissioners Absent: Upshaw
Others Present: Jessica Newton, Randi Shannon, Mitch Gabbert - City of Paola, Leanne Shields, Blake Heid, Matt Meek, Beth Waddle, Gabe Pfefferkorn, Denise Lester, Dorothy Murdock

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the December 19, 2023 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the December 19, 2023 meeting.

Commissioner McLean made a motion to approve the December 19, 2023 meeting minutes. The motion was seconded by Commissioner DeGrande with Commissioners Cowman, Dees, Maurer and Parks voting in favor.

Item 3: Consideration and vote to recommend approval of 24-CUP-01 for a Tiny Home Cluster Development at 1004 N Pearl St, My Father's House applicant

Commissioner DeGrande made a motion to open the Public Hearing. The motion was seconded by Commissioner McLean with all Commissioners voting in favor.

Code Enforcement Officer Mitch Gabbert presented background information on the application for a Conditional Use Permit (CUP) at 1004 N Pearl St for a Tiny Home Cluster Development, My Father's House applicant. Gabbert noted the property is zoned Thoroughfare Access (TA) which requires a CUP to construct a Tiny Home Cluster Development.

Gabbert stated staff recommends the approval of the CUP and suggested the following conditions:

1. Roads will be maintained at all times by the property owner to allow access for emergency services.
2. Parking shall be limited to off street parking only.
3. No tiny homes will be allowed on wheels.
4. 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.

Public Comment

Beth Waddle, with My Father's House, handed out information and spoke about what My Father's House does. She advised My Father's House has been in operation for 18 years and has been operating with a grant funded by the Department of Housing and Urban Development. Waddle spoke about how this development would benefit the community and the people they serve, and how it would allow My Father's House to take their services to the next level.

Dorothy Murdock, who lives at 205 Pinecrest, expressed her support for My Father's House and the tiny home proposal. She added they have been good neighbors to her.

Denise Lester, with Rended Heart in Grandview, Missouri, spoke in support of the tiny homes stating that they would bring individuals back into the community in a safe and healthy lifestyle.

Gabe Pfefferkorn, with Pfefferkorn Engineering and Environmental, spoke about the property the tiny homes are proposed to be located on. He said the proposed development fits the land very well and he looks forward to seeing this happen.

Commissioner Cowman asked if staff received any written comments from citizens and Gabbert advised no written comments had been received. He noted a former member of My Father's House spoke to him in support of the project and one phone inquiry

about the project.

Commissioner McLean made a motion to close the Public Hearing. The motion was seconded by Commissioner DeGrande with all Commissioners voting in favor.

Commissioner Degrande asked if My Father's House was currently operating under a CUP and City Planner Jessica Newton advised it was not.

Commissioner Parks asked how much of the 1 million dollar grant will go to the first phase. Beth Waddle advised 1.5 million dollars will go to getting roads and infrastructure to the proposed area, as well as cover the construction of the first 14 tiny homes.

Commissioner Degrande asked if the tiny homes were covered under current zoning regulations in the LDO and Gabbert advised they were.

Commissioner Degrande motioned to recommend approval of 24-CUP-01, for the Tiny Homes Cluster Development at 1004 N Pearl St., My Father's House, applicant with conditions. The motion was seconded by Commissioner Parks with all Commissioners voting in favor.

Conditions are as follows:

- 1. Roads will be maintained at all times by the property owner to allow access for emergency services.*
- 2. Parking shall be limited to off street parking only.*
- 3. No tiny homes will be allowed on wheels.*
- 4. 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.*

Item 4: Community / Economic Development Director Report

Code Enforcement Officer Gabbert presented the following:

1. There were 35 building permits so far this year.
2. Lakemary is almost ready for a final inspection on the interior.
3. The container home at 608 W. Miami St. has received its building permit.
4. There are a couple proposed site plans that may be coming in the near future.

Item 5: Adjournment

Commissioner McLean made a motion to adjourn. The motion was seconded by Commissioner Cowman with all Commissioners voting in favor.