

PLANNING COMMISSION /
BOARD OF ZONING APPEALS
SEPTEMBER 17, 2024 MEETING MINUTES

Commissioners Present: Cowman, Dees, Maurer, McLean,

Commissioners Absent: DeGrande, Upshaw, Parks

Others Present: Mitch Gabbert - City of Paola, Russell Secrest

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the August 20, 2024 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the August 20, 2024 meeting.

Commissioner McLean made a motion to approve the August 20, 2024 meeting minutes. The motion was seconded by Commissioner Mauer with all commissioners voting in favor.

Item 3: Consideration of a request for a deviation from the Single Family Residential Design Standards.

Planning and Zoning Administrator Mitch Gabbert presented the following information on the request for deviation from the Single Family Residential Design Standards:

Background:

Russell Secrest owns the property at the corner of E Lake Miola Dr. and 287th St., and he is planning to build a single family home on the property. Due to building setbacks and utility easements running through the property, he will be forced to place the house at an extended distance away from Lake Miola Dr.

The Single Family Residential Design Standards listed in Section 15.525 of the LDO state that driveways with access on public streets must be hard surfaced. Mr. Secrest advised the cost of having to hard surface the entire length of the driveway would push the build cost completely out of his budget. He is requesting a deviation from the hard surface requirement, as allowed by Ordinance 2772.

The applicant has explored other options for driveway location, and has applied for an access permit from Miami County, to allow his driveway to come off of 287th St. instead of Lake Miola Dr. This application was denied, due to the access spacing

requirements by Miami County. He is proposing a hard surface approach off of Lake Miola Dr. that will extend a prescribed distance, change to gravel, and then back to hard surface next to the house.

Analysis

Staff reviewed driveways in the vicinity of the subject property, and found that while the majority of driveways are hard surfaced, there are several driveways along Lake Miola Dr. and Lakeview Dr. that are gravel. Staff consulted with the Public Works Director on the proposed driveway and he advised he would be in favor of it as long as the hard surface approach would keep gravel off of Lake Miola Dr. and out of the drainage ditch.

Recommendation:

Staff recommends approval of deviation with the condition that a 60' hard surface approach be installed off of Lake Miola Dr.

Discussion:

Commissioner Cowman asked if the drive to the south of the property is a private drive, and Gabbert advised it was. Cowman asked Mr. Secrest if he could get an easement from the owner of the current private drive and he advised that would be a possibility, but it would complicate things in the future if he went to sell the property. Gabbert advised he looked into another house that takes access from the private drive and could not find any easement of agreement.

McLean asked about the location of other gravel driveways at Lake Miola, and Gabbert said he believed they were mainly located around the Lakeview drive area. Cowman advised that this was a unique situation, due to the distance that Mr. Secrest would have to build his house from the road. Gabbert provided information on an electrical easement and no build line on the property. Cowman said he could see a hard surfaced drive causing issues with the easement in the future. Secrest said the driveway would be pushing 300 feet.

Commissioner Cowman made a motion to approve the deviation request for the gravel driveway with the condition that a 60 foot hard surface approach be installed. Commissioner Dees seconded the motion, and all commissioners present voted in favor.

Item 4: Review draft regulations for the keeping of chickens and bees.

Commissioner Cowman asked if it would be a good idea to table this item due to multiple planning commissioners being absent from the meeting. Gabbert advised this was not a pressing issue and he would not be against tabling the discussion. All planning commissioners present agreed, and the item was tabled until the next meeting.

Item 5: Community / Economic Development Director Report

Planning and Zoning Administrator Gabbert presented the following information:

1. Permits year to date = 303
2. Building Inspection/Codes
 - a. Taylor Forge Learning Center passed final inspection
 - b. Lakemary passed final inspection
 - c. 721 S Silver Update
3. August City Council
 - a. Renewed the new housing incentive
 - b. JD Condos & Tiny Homes passed
 - c. Council adopted the 2025 budget
 - d. Joshua Brown was chosen for the ward 3 City Council Position
4. September Planning Commission
 - a. Preliminary Site Plan for AEC

Item 6: Adjournment

Commissioner McLean made a motion to adjourn. The motion was seconded by Commissioner Mauer, with all commissioners voting in favor.