



APPROVED

PLANNING COMMISSION /
BOARD OF ZONING APPEALS
NOVEMBER 19, 2024 MEETING MINUTES

Commissioners Present: Cowman, Parks, Dees, Maurer, McLean,

Commissioners Absent: DeGrande

Others Present: Mitch Gabbert - City of Paola, Rob George - Legacy Contractors

Item 1: **Pledge of Allegiance.**

Item 2: **Consideration of minutes from the October 15, 2024 meeting.**

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the October 15, 2024 meeting.

Commissioner Dees made a motion to approve the October 15, 2024 meeting minutes. The motion was seconded by Commissioner McLean with all commissioners voting in favor.

Item 3: **Consideration and vote to recommend approval of the Final Site Plan for Aquatic Ecosystem Consultants (AEC), Tim Snyder applicant.**

Zoning Administrator Mitch Gabbert presented the following information on the Final Site Plan for AEC:

Background:

This is the final site plan for Aquatic Ecosystem Consultants (AEC). Small changes have been made to the site plan, in order to satisfy the review comments provided by Wilson & Company. Additionally, the size of the proposed building has been increased from 7,200 square feet to 9,900 square feet. This change was made in order to avoid the need for part of the owner's future expansion plans. The site plan still meets all of the requirements of the Land Development Ordinance with the increased size of the building.

Analysis:

Minimum Site Area: Required: 10,000 square feet
Provided: 6.95 acres

Minimum Lot Width: 80 ft

Setbacks:

Street: 25 ft

Side: 10 ft
Rear: 20 ft
All setbacks met

Parking: Required: 4
Provided: 4

Parking Setback: Street: 15 ft
Other: 5 ft
All parking setbacks met

Trash Enclosures: All dumpsters must be enclosed with a masonry or wood structure.

Signage Plan: Not provided, to be approved at staff level.

Landscaping Plan: Will be submitted for staff approval during the permitting phase.

Drainage Calculations: Drainage calculations have been sent to Wilson & Company for final approval.

Findings:

1. The application is consistent with section 21.625 of the LDO.
2. The application will not be detrimental to the health, safety, or general welfare of the community.

Recommendation:

Staff recommends approval of the final site plan for AEC, located at 1008 Industrial Park Dr., with the condition that the drainage study is approved by Wilson & Company..

Discussion:

Gabbert advised staff would receive approval or comments from Wilson & Company prior to City Council voting on the site plan. He also advised staff would receive a notice of intent from the developer during the building review phase.

Commissioner McLean made a motion to recommend approval of the final site plan for AEC with the condition that the drainage study is approved. Commissioner Parks seconded the motion, and all commissioners voted in favor.

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

Zoning Administrator Gabbert said he made a few changes to the draft regulations based on the Planning Commission's input at the previous meeting. Commissioner Parks advised Gabbert of a small change in the wording to the acreage minimum of the keeping of bees. Gabbert advised he would make that change. After some brief discussion, the Planning Commission advised there were no further changes that needed to be made.

Item 5: Community / Economic Development Director Report

Zoning Administrator Gabbert presented the following information:

1. Permits year to date = 380
2. General
 - a. Sign permits for the VA Clinic have been submitted.
 - b. Temp occupancy inspection for the VA Clinic will be completed in late December.
 - c. Walmart has submitted a permit application for a large-scale remodel.
3. November City Council
 - a. Woman with Four Kids For Critters spoke about a TNR program she would like to implement in Paola.
 - b. City Council approved staff to apply for a HEAL grant on behalf of Britt Down at Green Again Lawn
 - c. Two proposals for SS4A TSAP have been submitted and will be reviewed.
4. December Planning Commission
 - a. LDO Text Amendment Public Hearing

Item 6: Adjournment

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