

(Published in the Miami County Republic on May 21, 2025)

ORDINANCE NO. 3231

AN ORDINANCE APPROVING AMENDED CONDITIONAL USE PERMIT 23-CUP-02

WHEREAS, at its April 15, 2025 meeting, the Planning Commission voted unanimously to recommend approval of an amendment to existing Conditional Use Permit 23-CUP-02 for Legacy Properties & Development to expand production into the adjoining space at 120 S Silver St.

WHEREAS, the tenant, Herron Outdoors produces, packages, and distributes a line of deer feed supplements. These are shipped to distributors and fulfillment centers with no retail sales at the local location. In the last 2 years Herron Outdoors has prospered in this space, and has outgrown the allotted area listed in the original CUP.

WHEREAS, condition number 1 of the original CUP limits the usage of the building to the ground floor of 118 S Silver only. The applicant is requesting the amended condition to include the basement, as well as the adjoining space at 120 S Silver St.

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 “light industry” at 118 S Silver and 120 S Silver.

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. Limit usage of the ground and basement floors of the building at 118 S Silver, and the entire building at 120 S Silver.
2. Limit Loading and Truck Access:
 - a. Silver Street cannot be blocked at any time. Miami and Gold can be partially blocked for maneuvering to the alley (between Wea and Miami). Any time in which a street is to be partially blocked, the business owner must provide traffic control.
 - b. Prohibit delivery vehicles from projecting into the street or blocking site triangles at intersections.
 - c. Limit times of delivery to the established hours of operation.
3. Control rodents by using an integrated pest management approach that includes environmental sanitation, proper product storage, rodent-proofing, trapping, and poisoning.
4. No exterior storage allowed.
5. 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.

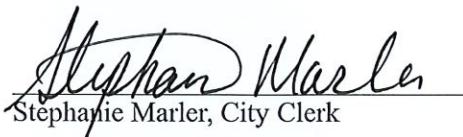
Section 3. This ordinance shall take effect and be in force from and after its publication in the official City newspaper.

PASSED BY the Council this 13th day of May, 2025.

APPROVED BY the Mayor this 13th day of May, 2025.



ATTEST: (seal)


Stephanie Marler, City Clerk


Leigh House

Leigh House, Mayor