

**PLANNING COMMISSION /
BOARD OF ZONING APPEALS
OCTOBER 21, 2025 MEETING MINUTES**

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

Commissioners Absent: Parks

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

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the July 15, 2025 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the August 19, 2025 meeting.

Commissioner McLean made a motion to approve the August 19, 2025 meeting minutes. The motion was seconded by Commissioner Maurer with Commissioners Hayes, McLean, Cowman, Maurer and Dees voting in favor.

Item 3: Consideration of a Preliminary Site Plan for a new facility for Kodion Energy, Legacy Contractors, LLC applicant.

Zoning Administrator Mitch Gabbert presented background information on the application for a Preliminary Site Plan for a new facility for Kodion Energy. They manufacture smart transformers that are used throughout the U.S. and need a larger facility to accommodate their growing business. They are looking at a Paola-certified site located at 1410 Industrial Park Drive. It is 8.16 acres and is next to Kodion's current location. The preliminary site plan was completed by Zingre & Associates and has been reviewed by staff for compliance with the LDO and Industrial Park covenants and restrictions.

Gabbert shared that the preliminary site plan was drawn to encompass three phases of development. The plan meets requirements for each phase. Proposed building size at completion of all three phases would be 102,500 square feet. Phase one building size would be 37, 500 square feet. Gabbert continued to review requirements for minimum site area, minimum lot width, open space, setbacks, parking amounts, parking setbacks, dumpster enclosures. Landscaping and signage requirements will be submitted during building permit review and drainage calculations will be submitted in

the final site plan phase.

Gabbert shared staff findings that the application is consistent with §21.625 of the LDO and the application will not be detrimental to the health, safety or general welfare of the community. Staff recommends approval of the preliminary site plan.

Commissioners had some questions about the manufacturing process and any potential impacts on the environment and the adjacent apartment complex. Rob George from Legacy Contractors LLC provided more information about the products they manufacture and the manufacturing process. He also addressed questions about environmental impacts and storage of large parts.

Commissioner McLean made a motion to approve the Preliminary Site Plan. The motion was seconded by Commissioner Maurer with all Commissioners voting in favor.

Item 4: Community / Economic Development Director Report.

Zoning Administrator Gabbert presented the following information:

1. Permits year to date = 465
 - a. 49 permits in September
 - b. 39 permits so far in October
 - c. 5 new home permits - 1 or 2 more expected before the end of the year
2. General
 - a. Permit application submitted for the metal house
 - b. Janet McRae is no longer with Miami County
 - c. Dangerous structures were torn down
 - d. Dangerous Structure process has begun for 9 E Chippewa
 - e. Wallace Park will be getting some new playground equipment
3. City Council
 - a. Updated the covenants and restrictions to the Industrial Park properties
 - b. City has updated the sidewalk cost share program to make it more usable
 - c. CUP for 125 W Peoria approved
 - d. CUP for 610 N Silver approved
 - e. 115 W Wea purchase agreement \$52,000 - It is going to become a

medical spa

4. November Planning Commission
 - a. 2 CUP applications
 - b. Plat & Final Site Plan applications

Item 5: Adjournment

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