



PLANNING COMMISSION /
BOARD OF ZONING APPEALS
NOVEMBER 15, 2022 MEETING MINUTES

Commissioners Present: Cowman, DeGrande, Maurer, McLean, Upshaw
Commissioners Absent: Parks, Scott
Others Present: Jessica Newton - City of Paola
Alan Hire - Triangle Builders

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the October 18, 2022 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the October 18, 2022 meeting.

Commissioner Upshaw made a motion to approve the October 18, 2022 meeting minutes. The motion was seconded by Commissioner DeGrande and all voted aye. The motion passed 5 to 0.

Item 3: Consideration and vote to recommend approval of preliminary site plan for Taylor Forge, Triangle Builders, applicant.

City Planner Newton presented background information on the preliminary site plan for a new 4,732 square foot learning center at Taylor Forge Engineered Systems, Inc. The architectural site plan was completed by BCS Design, Inc Architects and was submitted by Triangle Builders. Since this is a preliminary site plan, no outside review was completed by Design Professionals. Zoning requirements for minimum site area is 5 acres which is met after a recent boundary line adjustment put the total acreage at roughly 12.10 acres. Setbacks for the proposed learning center are 70.6' and 177' and remaining setbacks previously existing. Parking requirements are 2.5 spaces per 1,000 square foot of floor area plus 1 space per company vehicle. There was no parking plan submitted however sheet AS103 shows the existing number of parking stalls versus the provided number of stalls after the addition of the learning center. The applicant has acknowledged the parking requirements are not being met but has asked the Planning Commission to waive the requirement. Also noted, will the addition of the learning center negatively impact the flow of traffic in the parking lot and if so, should it need to be reconfigured. Handicap spaces required are six (6) and since there was no parking plan it is hard to know how many remain. It appears there are handicap spaces that will be removed with the addition so those will need to be replaced in a different area. Parking lot surface types are required to be paved with concrete, paving blocks, asphalt, or other

all-weather surface types, gravel is not permitted. The existing parking in the area is hard surfaced. If the planning commission wishes to require additional parking to meet parking requirements it would need to be hard surfaced. Landscaping requires six (6) plant units per acre. No landscaping plan was submitted but Staff would recommend landscaping be required along the southern and eastern exteriors of the new addition. Parking lot lighting was not included so it is unknown if the parking lot has existing lighting.

City Planner Newton recommended approval based on the following conditions: show utility information for the site including but not limited to utility easements, addition of landscaping plan, addition of lighting plan, addition of parking plan to verify adequate ADA parking.

Commissioner Cowman asked about parking since he drove by and the parking lot was full. Alan with Triangle Builders stated the packet included pictures from 4:30 pm on different days and shows available spaces. On sheet AS102 it shows there will be a loss of 25 spaces after the addition and during shift change there should be 47 open spaces.

Alan with Triangle Builders stated the learning center wouldn't require additional spaces because it is intended to move offices of existing employees. He also stated if they did need more parking they could add more parking on the west side along Mulberry Street. Handicap parking will be added to meet requirements. Utility information will be put together by Allenbrand-Drews. Taylor Forge owns the vacant lots on the south side of Kaskaskia Street. Parking lot lighting will be shown on the utility plan. The electrical service is being updated to go back to Evergy and not reliant on Taylor Forge to produce their own. All power lines on the lot belong to Taylor Forge and will not be shown on a utility plan. Landscaping will be shown to meet Staff requirements around the addition. Parking lot lighting will also be updated on the site plan. There are several other projects that will be happening at Taylor Forge.

Commissioner Cowman asked about the sewer line and how would Taylor Forge be able to build a building over it. City Planner Newton stated that a breezeway would be permitted with Taylor Forge's understanding it may need to be taken apart if the lines need repaired.

Commissioner DeGrande made a motion to recommend approval of the preliminary site plan for Taylor Forge, Triangle Builders, applicant, with the following conditions. The motion was seconded by Commissioner Cowman. The motion passed 5 to 0 with Commissioners Cowman, DeGrande, McLean, and Maurer voting aye. Commissioner Upshaw abstained as he is an employee of Taylor Forge.

Conditions:

- 1. Show utility information for the site including but not limited to utility easements*
- 2. Addition of landscaping plan*
- 3. Addition of lighting plan*
- 4. Addition of parking plan to verify adequate ADA parking*

Item 4: Discussion on 2018 International Building Codes, Appendix Q

City Planner Newton stated the City of Paola recently adopted the 2018 International Building Codes which allows tiny homes in Appendix Q. A draft of changes suggested for the zoning regulations of tiny home clusters was presented to the Planning Commissioners.

Commissioner Cowman asked for more time for the Commissioners to look over the draft presented and do more research, he asked to table the discussion for the next meeting.

City Planner Newton pointed out some notes from the draft in regards to spacing requirements, tiny homes on wheels, and dwelling size requirements. The discussion was tabled for the next meeting.

Item 5: Community / Economic Development Director Report

City Planner Newton presented the following:

1. Permit submittals are slowing down
2. Paola Crossings site development continues
3. Next Planning Commission meeting will be December 20, 2022

Item 6: Adjournment

Commissioner Upshaw made a motion to adjourn. The motion was seconded by Commissioner McLean and all voted aye. The motion passed 5 to 0.