



Planning Commission / Board of Zoning Appeals Agenda
Wednesday, November 15, 2023 - 5:00 PM
Paola Justice Center - 805 North Pearl

YouTube Link:

https://www.youtube.com/channel/UCElgDJzXV_XvXznUfKQomw/featured?view_as=subscriber

1. Pledge of Allegiance
2. Approval of the minutes from the September 19, 2023 meeting
3. Executive Session - Attorney/Client Privilege
4. Reconsideration and vote to recommend approval of a Conditional Use Permit for "Campgrounds" as defined in the Land Development Ordinance at 716 S Gold, Paola MHP 1, LLC, applicant
5. Community / Economic Development Director Report
6. Adjournment

Note: When addressing the Commission, please step to the podium and state your name and address so that it can be recorded in the minutes of the meeting. In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Jessica Newton at least 24 hours in advance of this meeting at 259-3600.

**NEXT SCHEDULED MEETING
DECEMBER 19, 2023**

**PLANNING COMMISSION /
BOARD OF ZONING APPEALS
SEPTEMBER 19, 2023 MEETING MINUTES**

Commissioners Present: Cowman, DeGrande, Maurer, Upshaw

Commissioners Absent: Dees, McLean, Parks

Others Present: Jessica Newton, Randi Shannon - City of Paola
Chris Rankin, Henry Freeman, Debbie Hayes

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the August 15, 2023 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the August 15, 2023 meeting.

Commissioner Upshaw made a motion to approve the August 15, 2023 meeting minutes. The motion was seconded by Commissioner DeGrande and all Commissioners voted in favor.

Item 3: Consideration and vote to recommend approval of a Conditional Use Permit (CUP) for “Campgrounds” as defined in the Land Development Ordinance at 716 S Gold, Paola MHP 1, LLC, applicant

Commissioner DeGrande made a motion to open the public hearing for 23-CUP-04, 716 S Gold. Commissioner Upshaw seconded the motion with all Commissioners voting in favor.

Planner Newton presented background information on the application for the CUP at the Paola Mobile Home Park. Kenneth Barley has approached Staff and applied for CUP to utilize two lots within the park, lots 3 and 7, for the use of RV's. This is primarily due to the size of the lots in relation to the size of modern day mobile/trailer homes. Lots 3 and 7 are smaller than the other lots in the park and would accommodate an RV. According to the Land Development Ordinance (LDO), “Campgrounds” are defined as the following: Campgrounds. This is a form of commercial lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter. The campground rents pads to the guests. Over time, the Paola Mobile Home Park has brought in recreational vehicles (RV) to serve as long term

rental options for residents. Park owners would be notified by Staff that the legal option for the park to utilize RV's would be to apply for a CUP to operate as a "Campground" as defined in the LDO. The property owner has stated that the lots would be rented on a long term basis.

Chris Rankin, Paola Mobile Home Park manager, stated there has recently been privacy fences installed on the property. Rankin states all campers would have skirting, and these campers would be "park models". All campers would be anchored down.

Commissioner Cowman asked Rankin who owned the two current RV's in the park. Rankin stated one is owned by the property owner and the other is privately owned and have been living there for a year.

Commissioner Upshaw asked who owned the remaining units in the park. Rankin answered they were all privately owned.

Rankin stated that they are working to clean up the park and get owners to update their homes but most have money issues.

Planner Newton stated one phone call was received from a neighbor after receiving the CUP notification and commented on the visual appearance of the park that it should be better.

Commissioner Upshaw made a motion to close the public hearing. Commissioner DeGrande seconded the motion with all Commissioners voting in favor.

Commissioner Cowman stated the definition of "Campgrounds" says that pads are rented to guests and there is no ownership. Since one RV is owned by the property owner it would put the use of campgrounds for the property outside of the definition allowed. Commissioner Cowman also acknowledged there has been an effort to put the fence in to screen the property.

Commissioner Upshaw stated that recreational vehicles were not meant for long term use and allowing this use could possibly lead to further deterioration of the property. Commissioner Upshaw stated they have done a good job with fencing.

Commissioner DeGrande asked Planner Newton if the Fire Department was consulted for this application. Planner Newton stated at this time the Fire Department has not

been contacted.

Planner Newton informed the Commissioners that the vote would be to recommend approval or recommend not approving the CUP. This recommendation would go to City Council for final vote.

Commissioner DeGrande made a motion to recommend approval of a Conditional Use Permit for (CUP) for “Campgrounds” as defined in the Land Development Ordinance at 716 S Gold with the condition of the use of recreational vehicles only on lots three (3) and seven (7). Commissioner Maurer seconded the motion. Commissioners DeGrande and Maurer voted in favor and Commissioners Cowman and Upshaw voted nay. The motion did not carry.

Item 4: Community / Economic Development Director Report

City Planner Newton presented the following:

1. Building Inspection
 - a. Scooters is open
 - b. VA Clinic is still working through permitting
 - c. Rausch-Coleman was issued three permits

Commissioner Maurer asked about two homes in the Burr Oak subdivision regarding square footage and landscaping. Planner Newton stated that would be followed up on.

Item 5: Adjournment

Commissioner DeGrande made a motion to adjourn. The motion was seconded by Commissioner Upshaw with all Commissioners voting in favor.