

**PLANNING COMMISSION /
BOARD OF ZONING APPEALS
AUGUST 15, 2023 MEETING MINUTES**

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

Commissioners Absent:

Others Present: Jessica Newton - City of Paola

Tucker Klaasmeyer - 119 W Baptiste Dr

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the July 18, 2023 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the July 18, 2023 meeting.

Commissioner McLean made a motion to approve the July 18, 2023 meeting minutes. The motion was seconded by Commissioner Maurer. Commissioners McLean, Cowman, Maurer, Upshaw and Dees voted in favor. Commissioners DeGrande and Parks abstained due to absence from the July 18, 2023 meeting.

Item 3: Consideration and vote to recommend approval of a final site plan for 119 W Baptiste Dr., Klaasmeyer Storage, applicant

Planner Newton presented background information on the application for site plan approval at 119 W Baptiste Dr. This is a request for final site plan approval of a proposed 8,000 square foot open air storage facility. The primary intent is for the storage of boats and recreational vehicles. The site plan was completed by Aubry Enterprises engineering firm. All setbacks required have been met, parking requirements have been met, and LDO Section 12.431 allows for the Planning Commission to allow a waiver of improving parking lot areas. This waiver may be revoked by the City Council at any time shall the Council find it necessary to serve demands or deems it a nuisance, at that time the parking lot must be brought up to city standards of a hard surfaced parking area.

Commissioner DeGrande noted the site vicinity map and owner name for 111 W Baptiste Dr would need to be corrected.

Commissioner McLean asked if a heavy rain would wash gravel onto the street. Planner Newton stated that hasn't been complaints of the existing gravel ever being washed onto the street and that Public Works Director Kirk Rees did not have any comments or concerns about the project.

Tucker Klaasmeyer stated all entrances to the lots were hard surfaced and most lots had gravel parking.

Commissioner DeGrande asked if there was going to be a retaining wall installed on the south side of the property. Klaasmeyer stated that the grade would change slightly.

Commissioner Cowman made a motion to recommend approval of a final site plan for 119 W Baptiste Dr., Klaasmeyer Storage, applicant, with the following conditions: Submit information to satisfy bufferyard and lighting requirements. Commissioner DeGrande seconded the motion with all Commissioners voting in favor.

Item 4: Consideration and vote to approve a Design Review for Wal-Mart at 310 Hedge Ln, BRR Architecture, applicant

Planner Newton presented background information on Wal-Mart as an existing business located at 310 Hedge Lane. Since this business is located within the City Entrance Area, BRR Architecture is submitting an exterior paint schedule for approval. Included in the brief are exterior elevations showing the paint scheme and updated signage.

As this property is within the City Entrance standards, special design guidelines as provided in §15.220 City Entrance Standards must be met:

City entrances are shown on the Zoning Map. All buildings in these areas regardless of the zoning shall be subject to design review by the Planning Commission. Only one of the three entrances has important existing buildings; Baptiste Drive has the hospital and high school. Other entrances will develop in the future. The following building standards shall be applied to the design review of non-residential uses:

Colors. The basic colors shall be earth tones or brick colors. The Baptiste Drive area shall use tones that are consistent with the hospital and high school. No important buildings existed as of the date of adoption of this Ordinance at the other two City entrances. The Planning Commission should review the first buildings in these areas

and select a range of colors that can be extended to the rest of the corridor.

The color scheme presented is similar to the existing paint colors. The existing orange wall will be painted gray and some of the existing gray walls will be painted blue.

Commissioner DeGrande asked how consistent the color scheme is with the hospital and high school. Planner Newton stated the high school doesn't have any blue and the design of the hospital hasn't changed since it was built.

Commissioner Cowman asked what the existing building colors are now. Planner Newton stated the colors were about the same as what will be painted with the exception of the orange wall going away.

Commissioner Parks made a motion to recommend approval of the Design Review for Wal-Mart, BRR Architecture, applicant. Commissioner Upshaw seconded the motion with all Commissioners voting in favor.

Item 5: Community / Economic Development Director Report

City Planner Newton presented the following:

1. Building Inspection
 - a. 289 permits to date
 - b. Jody Kimzey, new Building Inspector
 - c. Gas station on Silver St is scheduled to have a final inspection
 - d. Comcast announced it is expanding to Paola
2. August City Council
 - a. Council voted to accept the deed for 115 W Wea from the Owners

Item 5: Adjournment

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