

**PLANNING COMMISSION /
BOARD OF ZONING APPEALS
DECEMBER 16, 2025 MEETING MINUTES**

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

Commissioners Absent:

Others Present: Mitch Gabbert - City of Paola, Ben Minden - LSX
Construction

Item 1: Pledge of Allegiance.

Item 2: Consideration of minutes from the November 18, 2025 meeting.

Commissioner Cowman called the meeting to order. The next order of business was the consideration and approval of the minutes from the November 18, 2025 meeting.

Commissioner McLean made a motion to approve the November 18, 2025 meeting minutes. The motion was seconded by Commissioner Hayes with Commissioners Hayes, McLean, Cowman, Maurer and Dees voting in favor.

Item 3: Consideration and vote to recommend approval of the Final Site Plan for a building addition at 111 W. Baptiste Dr.

Zoning Administrator Mitch Gabbert presented the following background information: Ben Minden with LSX Construction, has requested final site plan approval for a 1,500 square foot addition to his building, located at 111 W Baptiste Dr. Site plan review is required for nonresidential building expansions which increase the floor area of the building by more than 10%. This proposed addition will increase the floor area of the existing building by 50%. The site plan was reviewed by staff, and the following information was found:

Analysis:

Minimum Site Area: Required: 1 acre
Provided: .99 acres

Open Space: Required: 20%
Provided: 68%

Setbacks Required: Street: 25 ft

Setbacks Provided: Side: 15 ft
Rear: 20 ft
Street: 60 ft
Side: 57 ft
Rear: 128 ft

Building Height: Maximum Allowed: 45'
Proposed: 21'

Gross Floor Area: Maximum Allowed: 21,993 sqft
Proposed: 4,500 sqft

Attachments Provided to Planning Commission:

1. GIS Imagery
2. Site Plan
3. Addition rendering

Staff Findings:

1. The application is consistent with section 21.625 of the LDO.
2. The application will not be detrimental to the health, safety, or general welfare of the community.

Recommendation:

Staff recommends approval of the Final Site Plan for the building addition for LSX Construction, at 111 Baptiste Dr.

Commissioner McLean made a motion to approve the Final Site Plan for the building addition for LSX Construction. The motion was seconded by Commissioner Maurer with Commissioners Hayes, McLean, Cowman, Maurer and Dees voting in favor.

Item 4: Community / Economic Development Director Report.

Zoning Administrator Gabbert presented the following information:

1. Permits year to date = 534
 - a. 14 New Homes this year
2. General

- a. Kodion Update - City Council approved the transfer of land sale on Industrial Park Drive, will begin grading before the ground freezes
 - b. Apartments on the square - Supports City Council focus on revitalizing downtown
 - c. Next Year Plans
3. City Council
- a. Approved the Paola Crossing 3rd Plat
 - b. Approved the Les Schwab Tires CUP and Site Plan
 - c. Approved the CUP for PCS Automotive
 - d. Held a public hearing for a dangerous structure at 9 E Chippewa
4. January Planning Commission
- a. Public Hearing for Rezoning and CUP for 302 N Oak St.

There was some discussion about work being done between the swimming pool and American Legion building. Gabbert provided an update on an ongoing code enforcement case on S. Silver St.

Item 5: Adjournment

Commissioner McLean made a motion to adjourn. The motion was seconded by Commissioner Cowman, with Commissioners Hayes, McLean, Cowman, Maurer and Dees voting in favor.