

**MINUTES OF THE PLANNING COMMISSION MEETING**

**PLANNING COMMISSION/  
BOARD OF ZONING APPEALS**

**May 17, 2011**

**Commissioners Present:** Cowman, McLean, Bonner, Smith, Wrischnik, Peterson

**Commissioners Absent:** Gage, Pfefferkorn

**Others Present:** Mike Gotfredson, Amy Barenklau, Brian McCauley, Erik Pollom

**Item 1: Pledge of Allegiance**

**Item 2: Consider minutes from the December 21, 2010 meeting.**

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the December 21, 2010 meeting.

*Commissioners Smith and Cowman made a motion to approve the minutes as submitted, with all Commissioners voting in favor.*

**Item 3: Discussion regarding Community Growth Areas.**

Planner Gotfredson presented an overview of the growth area discussions and introduced Erik Pollom, Miami County Planning Director. Erik gave a presentation on dissolving the growth areas. He spoke of the process and projected time frame for public input and presentation to the Board of County Commissioners. He also explained that the areas will be referred to as communication areas and how the County will communicate potential development to the City. Erik explained most of the current areas have been designated to become 'Countryside' zoning which is a low density residential with 15-acre minimums.

Erik spent some time discussing several areas in the Paola Growth Area where staff has struggled with applying county zoning to properties in the 'Thoroughfare Access' districts. He asked the Commissioners for input or suggestions for several areas. Commissioner Cowman said his main concern would be to protect residential uses for any future need to re-build. Other Commissioners agreed that residential areas needed to be protected during the process.

Commissioner Cowman also asked that county staff take extra time to thoroughly explain the new requirements to residents and property owners so they have an understanding of how things are changing. He urged them to cover the negative as well as the positive side of the changes so residents will not be caught off guard.

Erik thanked the Commissioners for their time and input on the issue.

**Item 4: City Planner Report and Items from Commissioners.**

Planner Gotfredson stated he appreciated Dr. Gage's service and commitment to the Planning Commission over the past decade and was thankful to Gabe Pfefferkorn for accepting appointment to replace Dr. Gage. He gave a short background on Mr. Pfefferkorn for the Commissioners and they stated they look forward to his knowledge in future projects.

Planner Gotfredson gave an update on the Conditional Use Permit for Allen's Tire. He stated the owner is still working to get some items corrected, but he anticipates them being done prior to June's meeting. He stated that we have already received an application for next month.

**Item 6: Adjournment.**

*Commissioners Bonner and McLean made a motion to adjourn the meeting. All Commissioners voted in favor.*

Meeting was adjourned at 6:02 pm.