

MINUTES OF THE PLANNING COMMISSION MEETING

**PLANNING COMMISSION/
BOARD OF ZONING APPEALS**

June 19, 2018

Commissioners Present: Cowman, McLean, Hardwick, Wrischnik
Commissioners Absent: Pfefferkorn

Others Present: Randi Shannon, Jessica Shay-Howell

Item 1: Pledge of Allegiance

Item 2: Consideration of minutes from the May 15, 2018 meeting

Chair Cowman called the meeting to order. The first order of business was the consideration of the minutes from the May 15, 2018 meeting.

Commissioners Hardwick and McLean made a motion to approve the minutes with all Commissioners voting in favor.

Item 3: Consideration and vote on a final plat for a 4-lot subdivision at Paola Business Park Parcel 5, Dr. Travis Howard, applicant

City Planner, Randi, presented the final plat and added that there would be a phasing plan for landscaping, roads and utilities as future lots were developed.

Commissioner Wrischnik questioned the time frame of road development.

City Planner, Randi, clarified that the entrance road would be put in with Dr. Travis Howard's office but would only be completed as the remaining lots were developed.

Commissioners Cowman and Hardwick made a motion to approve the final plat for a 4-lot subdivision at Paola Business Park Parcel 5, Dr. Travis Howard, applicant based on recommendations by Staff with all Commissioners voting in favor.

Item 4: Consideration and vote on a site plan for a Paola Business Park Parcel 5, Lot 1 Dr. Travis Howard, applicant

City Planner, Randi, presented the site plan for a 4700 SF dental office, adding that parking space is sufficient, the design meets setbacks requirements, a detention plan is provided and a landscaping design will be submitted.

Commissioner Wrischnik questioned if a lighting plan had been submitted.

City Planner, Randi, answered there was not a plan at this time.

Commissioner Cowman asked for clarification who Primus is.

City Planner, Randi, clarified Primus is the Architect.

Commission Hardwick asked for clarification on the street name.

City Planner, Randi, clarified that the street name and address is to be determined.

Commissioners McLean and Hardwick made a motion to approve the site plan for Paola Business Park Parcel 5, Dr. Travis Howard, applicant based on recommendations by Staff with all Commissioners voting in favor.

Item 5: Discussion on LDO regulation in regards to Section 11.250 Residential Access Drives

City Planner, Randi, presented her research on driveway width in surrounding communities.

Commissioner Cowman suggested a 3-car garage have a driveway width of thirty (30) feet or wider.

Commissioner Wrischnik suggested a 2-car garage have a driveway width of twenty-four (24) feet.

Commissioner Cowman added that homes built in the 1970's only had twenty (20) foot wide drives and are having to add wings to get multiple cars in and out of the driveway.

City Planner, Randi, asked the Commissioners if the new driveway regulations should be based on lot size or garage count.

Commissioners discussed regulations currently in place for driveway widths in the surrounding communities.

Commissioner Wrischnik suggested using the garage count for new regulations.

Commissioner Cowman asked if the driveway should cut in near the street.

Commissioner Wrischnik answered that the driveway would have to cut in some.

Commissioner Cowman asked if the driveway came straight out from the garage would that create an issue.

Commissioner Wrischnik answered that it would depend on setbacks.

Commissioner McLean added that 3-car garages would need a wider frontage area.

Commissioner Cowman asked about duplexes with 2-car garages and their driveway widths being larger than single family homes.

Commissioner McLean answered that it was to keep people from parking on grass.

Commissioner Cowman said wider driveways will help homes with multiple cars.

Item 4: Community/Economic Development Director Report

Senior apartments are starting to move residents in.

Update on projects with USD 368 – locker room remodel, new grandstands at football stadium

Ft. Scott Community College is moving forward with the welding classroom addition.

Building permits are 28 for the month and 227 for the year.

Item 5: Adjournment

Commissioners Cowman and Hardwick made a motion to adjourn with all Commissioners voting in favor.